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INDEPENDENT AUDITOR'S REPORT

To the Members of DLF Utilities Limited

Report on Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of DLF Utilities Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2020, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to financial statements including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing, as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

Emphasis of Matter

We draw attention to Note 45 of the financial statements, which explains the uncertainties and the management's assessment of the financial impact due to lock-down and other restrictions and conditions related to Covid-19 pandemic situation, for which a definitive assessment of the impact in subsequent period is highly dependent future economic developments and circumstances as they evolve.

Our opinion is not modified in respect of this matter.

Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the Directors' Report, but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure 1 a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by section 143 (3) of the Act, we report that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

(c) The Balance Sheet, Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) The matter described in Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Company

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(f) On the basis of written representations received from the directors as on March 31,2020 and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2020, from being appointed as a director in terms of section 164 (2) of the Act;

(g) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(h) In our opinion, and according to the information and explanations given to, the Company has not paid any managerial remuneration during the year ended March 31, 2020. Hence, provisions of section 197 read with Schedule V to the Act are not applicable to the Company and hence not commented upon; and

(i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

   i. The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements – Refer Note 37 to the Ind AS financial statements;

   ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

   iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For **S.R. Batliboi & CO. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

S.R. BATLIBOI & CO. LLP GURUGRAM

per Manoj Kumar Gupta
Partner
Membership Number: 083906
UDIN: 20083906AAAAAK5381

Place of Signature: Gurugram, Haryana
Date: June 03, 2020

Annexure I referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirements" of our report of even date
Re: DLF Utilities Limited ('the Company')

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property plant and equipment and investment property.

(b) All property plant and equipment and investment property have been physically verified by the management during the year and no material discrepancies were identified on such verification.

(c) According to the information and explanations given by the management, the title deeds of immovable properties included in investment property are held in the name of the Company.

(ii) In our opinion, the management has conducted physical verification of inventory at reasonable intervals during the year, except for inventory represented by the development rights. Inventory represented by the development rights have been confirmed as at March 31, 2020 on the basis of custodian certificates obtained by the management. No material discrepancies were noticed on such physical verification/confirmations.

(iii) (a) The Company has granted unsecured loans to various companies or other parties covered in the register maintained under section 189 of the Companies Act, 2013. In our opinion and according to the information and explanations given to us, the terms and conditions of the grant of such loans are not prejudicial to the Company's interest.

(b) The Company has granted loans that are re-payable on demand, to companies or other parties covered in the register maintained under section 189 of the Companies Act, 2013. We are informed that the company has not demanded repayment of any such loan during the year, and thus, there has been no default on the part of the parties to whom the money has been lent. The payment of interest has been regular.

(c) There are no amounts of loans granted to companies or other parties listed in the register maintained under section 189 of the Companies Act, 2013 which are overdue for more than ninety days.

(iv) In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Companies Act 2013 in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investments made and, guarantees, and securities given have been complied with by the Company.

(v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, in relation to construction industry and maintenance service business, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

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(vii) (a) Undisputed statutory dues including provident fund, income-tax, sales-tax, service tax duty of custom, value added tax, goods and service tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there has been a slight delay in a few cases. The provisions relating to employees' state insurance and duty of excise are not applicable to the Company.

(b) According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, income-tax, service tax, sales-tax, duty of custom, value added tax, goods and service tax, cess and other statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable. The provisions relating to employees' state insurance and duty of excise are not applicable to the Company.

(c) According to the records of the Company, the dues of income-tax, sales-tax, service tax, duty of custom, value added tax and cess on account of any dispute, are as follows:

Name of the statute	Nature of dues	Amount (in lacs)	Amount paid under Protest (in lacs)	Period to which the amount relates	Forum where dispute is pending
Delhi Value Added Tax Act 2004	Demand on the basis of mismatch of supplier's and Company's return detail	8.88	-	Financial year 2014-15 to 2016-17	Special Objection hearing Authority
Delhi Value Added Tax Act 2004	Demand on the basis of mismatch of supplier's and Company's return detail	111.06	-	Financial year 2012-13 and 2013-14	Additional Commissioner, Delhi
West Bengal Value Added Tax Act 2003	Authority has enhanced the turnover by disallowing expenses	161.56	21.49	Financial year 2013-14 and 2014-15	Tribunal, Kolkata
West Bengal Value Added Tax Act 2003	Authority has enhanced the turnover by disallowing expenses and subcontractor payment deduction	15.00	-	Financial year 2016-17	JCCT (Appeals)
West Bengal Value	Authority has enhanced the turnover by	144.62	-	Financial year 2015-16	Tribunal,Kolkata

Name of the statute	Nature of dues	Amount (in lacs)	Amount paid under Protest (in lacs)	Period to which the amount relates	Forum where dispute is pending
Added Tax Act 2003	disallowing expenses and subcontractor payment deduction				
Uttar Pradesh Value Added Tax Act 2008	Authority has enhanced the turnover by disallowing expenses	145.42	-	Financial year 2015-16	Dy. Commissioner, Noida
Uttar Pradesh Value Added Tax Act 2008	Authority has enhanced the turnover by disallowing expenses	87.55	-	Financial year 2016-17	Dy. Commissioner, Noida
Income Tax Act,1961	Tax Demand on account of various disallowances during tax assessment	850.48	-	Financial year 2012-13, 2013-14 and 2014-15	Income Tax Appellate Tribunal (ITAT) New Delhi
Income Tax Act,1961	Tax Demand on account of various disallowances during tax assessment	62.84	-	Financial year 2003-04	Hon'ble High Court of Delhi
Income Tax Act,1961	Tax Demand on account of various disallowances during tax assessment	947.79	-	Financial year 2015-16 and 2016-17	Commissioner of Income tax (Appeals, New Delhi)
Income Tax Act,1961	Tax Demand on account of non-deduction of TDS	2,898.70	-	Financial year 2013-14 to 2016-17	Hon'ble High Court of Punjab & Haryana

(viii) The Company did not have any outstanding loans or borrowing dues in respect of a financial institution or bank or to government or dues to debenture holders during the year.

S.R. BATLIBOI & CO. LLP GURUGRAM

(ix) According to the information and explanations given by the management, the Company has not raised any money way of initial public offer / further public offer / debt instruments and term loans hence, reporting under clause (ix) is not applicable to the Company and hence not commented upon.

(x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the Company or no fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.

(xi) In our opinion, and according to the information and explanations given to us, the Company has not paid any managerial remuneration during the year. Hence, reporting under clause 3(xi) of the Order are not applicable and hence not commented upon.

(xii) In our opinion, the Company is not a nidhi Company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.

(xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of sec 177 are not applicable to the company and accordingly reporting under clause 3(xiii) insofar as it relates to section 177 of the Act is not applicable to the Company and hence not commented upon.

(xiv) According to the information and explanations given to us and on an overall examination of the balance sheet, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence, reporting requirements under clause 3(xiv) are not applicable to the Company and, not commented upon.

(xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in section 192 of Companies Act, 2013.

(xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For **S.R. Batliboi & CO. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

S.R. BATLIBOI & CO. LLP
GURUGRAM

per Manoj Kumar Gupta
Partner
Membership Number: 083906
UDIN: 20083906AAAAAK5381

Place of Signature: Gurugram, Haryana
Date: June 03, 2020

Annexure II to the Independent Auditor's report of even date on the Ind AS financial statements of DLF Utilities Limited

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of DLF Utilities Limited ("the Company") as of March 31, 2020 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls over financial reporting with reference to these Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these Ind AS financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls over financial reporting with reference to these Ind AS financial statements.

S.R. BATLIBOI & CO. LLP
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Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Financial Statements

A company's internal financial control over financial reporting with reference to these Ind AS financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting with reference to these Ind AS financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting With Reference to these Ind AS Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting with reference to these Ind AS financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting with reference to these Ind AS financial statements to future periods are subject to the risk that the internal financial control over financial reporting with reference to these Ind AS financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these Ind AS financial statements and such internal financial controls over financial reporting with reference to these Ind AS financial statements were operating effectively as at March 31, 2020, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For S.R. Batliboi & CO. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

S.R. BATLIBOI & CO. LLP GURUGRAM

per Manoj Kumar Gupta
Partner
Membership Number: 083906
UDIN: 20083906AAAAAK5381

Place of Signature: New Delhi
Date: June 03, 2020

DLF Utilities Limited
Balance Sheet as at 31 March 2020
(All amounts in ₹ lacs, unless otherwise stated)

	Notes	As at 31 March 2020	As at 31 March 2019
ASSETS			
Non-current assets			
Property, plant and equipment	4	110.46	132.57
Investment property	5	-	-
Financial assets			
Investments	6	-	-
Loans	7	354.29	374.49
Deferred tax assets (net)	9	-	549.91
Non-current tax assets (net)	10	6,111.33	8,135.62
Other non-current assets	11	632.91	647.88
		7,208.99	**9,840.47**
Current assets			
Inventories	12	14.65	15.01
Financial assets			
Trade receivables	13	2,876.73	3,186.21
Cash and cash equivalents	14	2,076.57	3,076.91
Other Bank Balances	15	578.13	652.96
Loans	7	583.83	535.19
Other financial assets	8	3.23	26.18
Other current assets	11	391.98	410.18
		6,525.12	7,902.64
Assets classified as held for sale	42	3,39,454.73	2,80,290.54
		3,45,979.85	**2,88,193.18**
Total Assets		**3,53,188.84**	**2,98,033.65**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	16	10,707.46	10,707.46
Other equity	17	(62,979.02)	(51,827.08)
Total equity		**(52,271.56)**	**(41,119.62)**
Non-current liabilities			
Financial liabilities			
Other financial liabilities	18	12,702.73	12,697.80
Long term provisions	19	10.08	7.76
		12,712.81	**12,705.56**
Current liabilities			
Financial liabilities			
Borrowings	20	-	-
Trade payables	21		
(a) total outstanding dues of micro enterprises and small enterprises		-	-
(b) total outstanding dues of creditors other than micro enterprises and small enterprises		1,729.02	1,845.97
Other financial liabilities	18	5,553.44	5,805.68
Other current liabilities	22	4,836.74	7,190.43
Short term provisions	19	2.27	4.60
		12,121.47	14,846.68
Liabilities classified as held for sale	42	3,80,626.12	3,11,601.03
		3,92,747.59	**3,26,447.71**
Total equity and liabilities		**3,53,188.84**	**2,98,033.65**

Summary of significant accounting policies 2&3

The accompanying notes are an integral part of these financial statements

As per report of even date
For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration No.: 301003E/E300005

per Manoj Kumar Gupta
Partner
Membership No.: 083906
Place : Gurugram
Date : 03 June 2020

For and on behalf of the Board of Directors of DLF Utilities Limited

Arun Kumar Bhagat Director DIN 00012837	**Neelu Goel** Director DIN 06811167
Shiv Kumar Chief Financial Officer	**Atul Aggarwal** Company Secretary

S.R. BATLIBOI & CO. LLP * GURUGRAM *

DLF UTILITIES LTD.

DLF Utilities Limited
Statement of Profit and Loss account for the year ended 31 March 2020
(All amounts in ₹ lacs, unless otherwise stated)

	Note	31 March 2020	31 March 2019
Continuing Operations			
Revenue			
Revenue from operations	23	8,386.78	9,126.99
Other income	24	448.09	462.71
Total income		**8,834.87**	**9,589.70**
Expenses			
Cost of maintenance services	25	7,636.38	7,558.43
Employee benefits expense	26	49.26	46.71
Finance costs	27	938.06	1,117.89
Depreciation and amortisation expense	28	22.11	25.34
Other expenses	29	929.21	532.90
Total expenses		**9,575.02**	**9,281.27**
Profit/(loss) before tax from continuing operations		**(740.15)**	**308.43**
Tax expenses	30		
Minimum alternate tax		-	120.42
Minimum alternate tax credit entitlement		-	(120.42)
Deferred tax (refer note 30)		549.91	-
Profit/(loss) for the year from continuing operations (a)		**(1,290.06)**	**308.43**
Discontinuing operations			
Profit/ (Loss) before tax from discontinuing operations	42	**(3,496.88)**	**(14,684.53)**
Tax expense on discontinuing operations (refer note 30)		6,364.02	-
Profit/(loss) for the year from discontinuing operations (b)		**(9,860.90)**	**(14,684.53)**
Profit/ (Loss) for the year (a)+(b)		**(11,150.96)**	**(14,376.10)**
Other Comprehensive Income			
Items that will not be reclassified to profit and loss in subsequent periods:			
Re-measurement (loss)/gain on defined benefit plans		(0.98)	(1.05)
Total Comprehensive (loss) for the year		**(0.98)**	**(1.05)**
Profit/(loss) for the year		**(11,151.94)**	**(14,377.15)**
Earnings/(loss) per equity share for continuing operations	31		
Basic/Diluted (₹)		(1.20)	0.29
Earnings/(loss) per equity share for discontinuing operations	31		
Basic/Diluted (₹)		(9.21)	(13.71)
Earnings/(loss) per equity share for continuing operations and discontinuing operations	31		
Basic/Diluted (₹)		(10.42)	(13.42)
Summary of significant accounting policies	2&3		

The accompanying notes are an integral part of these financial statements

As per report of even date

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration No.: 301003E/E300005

per **Manoj Kumar Gupta**
Partner
Membership No.: 083906
Place : Gurugram
Date : 03 June 2020

S.R. BATLIBOI & CO. LLP GURUGRAM

For and on behalf of the Board of Directors of DLF Utilities Limited

Arun Kumar Bhagat
Director
DIN 00012837

Neelu Goel
Director
DIN 06811167

DLF UTILITIES LTD.

Shiv Kumar

Shiv Kumar
Chief Financial Officer

Atul Aggarwal
Company Secretary

DLF Utilities Limited
Cash Flow Statement for the year ended 31 March 2020
(All amounts in ₹ lakh, unless otherwise stated)

	Particulars	For the year ended 31 March 2020	For the year ended 31 March 2019
A	**Cash flows from operating activities**		
	Profit/(loss) before tax from continuing operations	(740.15)	308.43
	loss before tax from discontinued operations	(3,496.88)	(14,684.53)
	Adjustments for:		
	Finance cost	22,946.06	18,537.09
	Impairment for doubtful advances/allowance for expected credit loss	2,230.96	1,196.56
	Amounts written off	258.22	26.38
	Depreciation and amortisation	22.11	25.34
	Interest income	(9,881.99)	(2,983.42)
	Unclaimed balances and excess provisions written back	(48.50)	(68.98)
	Amount forfeited on properties	-	(9.69)
	Operating profit/ (loss) before working capital changes	**11,289.83**	**2,347.18**
	Adjustment for change in working capital :		
	Decrease / (increase) in trade receivables	41.37	1,467.61
	Decrease / (increase) in loans	(421.36)	42.92
	Decrease / (increase) in other financial asset	431.12	2,714.47
	Decrease / (increase) in other assets	193.00	2,689.32
	Decrease / (increase) in inventories	10,212.25	308.18
	Increase / (decrease) in trade payables	(1,823.00)	874.08
	Increase / (decrease) in other financial liabilities	(455.54)	547.32
	(Decrease) / increase in other liabilities	(25,838.01)	(14,422.52)
	Increase / (decrease) in provisions	(0.99)	(0.08)
	Cash generated used in operations	**(6,371.33)**	**(3,431.52)**
	Income tax paid (net)	1,085.53	(384.58)
	Net cash generated from/(used in) operating activities (A)	**(5,285.80)**	**(3,816.10)**
B	**Cash flows from investing activities**		
	Investment in fixed deposit	(552.75)	(2,356.86)
	Redemption of fixed deposit	467.18	3,430.03
	Interest received	5,377.99	671.37
	Purchase of fixed assets	-	(3.15)
	Loans given	(91,599.50)	(66,589.96)
	Loans repaid	18,903.38	8,774.30
	Investments	-	-
	Net cash generated from/(used in) investing activities (B)	**(67,403.70)**	**(56,074.27)**
C	**Cash flows from financing activities**		
	Proceeds from current borrowings	2,02,954.50	1,09,929.00
	Repayment of current borrowings	(1,04,336.55)	(35,809.76)
	Interest paid	(27,533.23)	(12,586.73)
	Net cash (used in)/generated from financing activities (C)	**71,084.72**	**61,532.51**

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DLF Utilities Limited
Cash Flow Statement for the year ended 31 March 2020
(All amounts in ₹ lakh, unless otherwise stated)

Particulars	For the year ended 31 March 2020	For the year ended 31 March 2019
Net (Decrease)/increase in cash and cash equivalents (A+B+C)	(1,604.78)	1,642.14
Cash and cash equivalents at the beginning of the year	3,708.73	2,066.59
Less: Cash and cash equivalents classified to held for sale (refer note 42)	(436.01)	(631.82)
Cash and cash equivalents at the end of the year	**1,667.94**	**3,076.91**

	31 March 2020	31 March 2019
Cash and cash equivalents at the end comprises of:		
Cash and cash equivalents	2,076.57	3,076.91
Less: Book overdraft	(408.63)	-
	1,667.94	**3,076.91**

Summary of significant accounting policies (refer note 2&3) 2&3
The accompanying notes are an integral part of these financial statements

As per report of even date
For S.R. Batliboi & Co. LLP

Chartered Accountants
ICAI Firm Registration No.: 301003E/E300005

per **Manoj Kumar Gupta**
Partner
Membership No.: 083906
Place : Gurugram
Date : 03 June 2020

For and on behalf of the Board of Directors of DLF Utilities Limited

Arun Kumar Bhagat
Director
DIN 00012837

Neelu Goel
Director
DIN 06811167

Shiv Kumar
Chief Financial Officer

Atul Aggarwal
Company Secretary

DLF UTILITIES LIMITED
Statement of changes in Equity for the year ended 31 March 2020
(All amounts in ₹ lacs, unless otherwise stated)

A Equity Share Capital

Equity shares of ₹ 10 each issued, subscribed and fully paid	*No. in lacs*	*Amounts ₹ in lacs*
At 1 April 2018	1,070.75	10,707.46
Change in Equity Share Capital	-	-
At 31 March 2019	**1,070.75**	**10,707.46**
At 1 April 2019	1,070.75	10,707.46
Change in Equity Share Capital	-	-
At 31 March 2020	**1,070.75**	**10,707.46**

B Other equity

Particulars	Reserves and surplus			Other comprehensive income	Total
	Capital redemption reserve	Capital Reserve	Retained earnings	Equity instruments through FVTOCI (Net of tax)	
Balance as at 1 April 2018	**0.09**	**353.77**	**(9,485.02)**	**72.25**	**(9,058.91)**
Adjustment on account of Ind AS 115	-	-	(28,391.02)	-	**(28,391.02)**
Profit/ (loss) for the year	-	-	(14,376.10)	-	**(14,376.10)**
Other Comprehensive Income					
Remeasurement loss on defined benefit plans	-	-	(1.05)	-	**(1.05)**
Balance as at 31 March 2019	**0.09**	**353.77**	**(52,253.19)**	**72.25**	**(51,827.08)**

Particulars	Reserves and surplus			Other comprehensive income	Total
	Capital redemption reserve	Capital Reserve	Retained earnings	Equity instruments through FVTOCI (Net of tax)	
Balance as at 1 April 2019	**0.09**	**353.77**	**(52,253.19)**	**72.25**	**(51,827.08)**
Profit/ (loss) for the year	-	-	(11,150.96)	-	(11,150.96)
Other Comprehensive Income					
Remeasurement loss on defined benefit plans	-	-	(0.98)	-	(0.98)
Balance as at 31 March 2020	**0.09**	**353.77**	**(63,405.13)**	**72.25**	**(62,979.02)**

Summary of significant accounting policies (refer note 2&3)
The accompanying notes are integral part of the financial statements.

As per report of even date
For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration No.: 301003E/E300005

per **Manoj Kumar Gupta**
Partner
Membership No.: 083906
Place : Gurugram
Date : 03 June 2020

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For and on behalf of the Board of Directors of DLF Utilities Limited

DLF UTILITIES LTD.

Arun Kumar Bhagat
Director
DIN 00012837

Neelu Goel
Director
DIN 06811167

Shiv Kumar
Chief Financial Officer

Atul Aggarwal
Company Secretary

1. Corporate information

DLF Utilities Limited ('DUL' or the 'Company') (CIN U01300HR1989PLC030646), was originally incorporated as Nilgiri Cultivations Private Limited on August 21, 1989. The name of the Company was changed to DLF Utilities Private Limited on 24 September 2007 and became a public limited company with effect from 23 October 2008. The Company, is engaged primarily in the business of facility management services and real estate development. The Company is domiciled in India and is incorporated under the provisions of the Companies Act applicable in India (erstwhile Companies Act 1956). The registered office is situated at Shopping Mall, 3rd Floor, Arjun Marg, Phase I, DLF City, Gurugram – 122002, Haryana.

The financial statements for the year ended 31 March 2020 were authorized and approved for issue by the Board of Directors on 03 June 2020.

2. Significant accounting policies

2.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III), as applicable to the financial statements.

The financial statements have been prepared on a going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities which are measured at fair values as explained in relevant accounting policies.

The financial statements are presented in ₹ in lakhs, except when otherwise indicated.

3. Summary of significant accounting policies

a) Current and non-current classification

The Company presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is treated as current when it is;

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

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b) Property, plant and equipment

Recognition and initial measurement
Property, plant and equipment are stated at their cost of acquisition on transition to Ind AS, the Company had elected to measure all of its property, plant and equipment at the previous GAAP carrying value (deemed cost).

The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that incremental future economic benefits associated with the item will flow to the Company. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)
Property, plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any. Depreciation on property, plant and equipment is provided on a straight-line basis over the estimated useful lives of the assets as follows:

Asset category	**useful life (in years)**	**Estimated useful life as per Schedule II to the Companies Act, 2013 (in years)**
Plant and machinery	8-15	15
Furniture and fixtures	8-10	10
Office equipment	5	5

The Company, based on technical assessment made by technical expert and management estimate, depreciates certain items of building, plant and equipment over estimated useful lives which are different from the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and method of depreciation are reviewed at each financial year end and adjusted prospectively, if appropriate.

De-recognition
An item of property, plant and equipment and any significant part initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

c) Capital work-in-progress

Capital work-in-progress represents expenditure incurred in respect of capital projects are carried at cost less accumulated impairment loss, if any. Cost includes land, related acquisition expenses, development/ construction costs, borrowing costs if the recognition criteria are met and other direct expenditure.

d) Investment properties

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition including transaction costs. On transition to Ind AS, the Company had elected to measure all of its investment properties at the previous GAAP carrying value (deemed cost). The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives.

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Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

Subsequent measurement (depreciation and useful lives)
Investment properties are subsequently measured at cost less impairment losses, if any.

The residual values are reviewed at the end of each financial year end and adjusted prospectively.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by management.

De-recognition
Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of de-recognition.

e) Intangible assets

Recognition and initial measurement
Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. On transition to Ind AS, the Company had elected to measure all of its intangible assets at the previous GAAP carrying value (deemed cost). The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in the statement of profit or loss in the period in which the expenditure is incurred.

Subsequent measurement (amortisation).
Following initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any.

The cost of capitalized software is amortized over a period of 5 years from the date of its acquisition.

The cost of usage rights is being amortised over the concession period in the proportion in which the actual revenue received during the accounting year bears to the projected revenue from such intangible assets till the end of concession period.

De-recognition
Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

f) Investment in equity instruments of subsidiaries

Investment in equity instruments of subsidiaries are stated at cost as per Ind AS 27 'Separate Financial Statements'. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is assessed for recoverability and in case of permanent diminution provision for impairment is recorded in statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the Statement of Profit and Loss.

g) Inventories

- Land and plots other than area transferred to constructed properties at the commencement of construction are valued at lower of cost/as re-valued on conversion to stock and net realisable value. Cost includes land (including development rights and land under agreement to purchase) acquisition cost, borrowing cost if inventorisation criteria are met, estimated internal development costs, external development charges and other directly attributable costs.

- Construction work-in-progress of constructed properties includes the cost of land (including development rights and land under agreements to purchase), internal development costs, external development charges, construction costs, overheads, borrowing cost if inventorisation criteria are met, development/construction materials, and is valued at lower of cost/estimated cost and net realisable value.

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- Development rights represent amount paid under agreement to purchase land/development rights and borrowing cost incurred by the Company to acquire irrevocable and exclusive licenses/development rights in the identified land and constructed properties, the acquisition of which is either completed or is at an advanced stage. These are valued at lower of cost and net realisable value.

- Construction/development material is valued at lower of cost and net realisable value. Cost comprises of purchase price and other costs incurred in bringing the inventories to their present location and condition.

  Cost is determined on weighted average basis.

- Inventories of stores and spares are valued at cost or net realisable value, whichever is lower. Cost comprises of cost of material including freight and other related incidental expenses and is arrived at on first in first out basis.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs of necessary to make the sale.

h) Revenue from contract or service with customers and other streams of revenue

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods and services before transferring them to the customers.

The disclosures of significant accounting judgements, estimates and assumptions relating to revenue from contracts with customers are provided in note 3 (x).

i. <u>Revenue from Contracts with Customers:</u>

Revenue is measured at the fair value of the consideration received/receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

Revenue is recognised in the income statement to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

The Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the financial statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

a) The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
b) The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
c) The Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue is recognised either at point of time and over a period of time based on various conditions as included in the contracts with customers.

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Point of Time:

Revenue from real-estate projects

Revenue is recognised at a Point in Time w.r.t. sale of real estate units, including land, plots, apartments, commercial units, development rights as and when the control passes on to the customer which coincides with handing over of the possession to the customer.

Over a period of time:
Revenue is recognised over period of time for following stream of revenues:

Maintenance income

Revenue in respect of maintenance services is recognised on an accrual basis, in accordance with the terms of the respective contract as and when the Company satisfies performance obligations by delivering the services as per contractual agreed terms.

Other operating income

Income from forfeiture of properties and delayed interest from customers under agreements to sell is accounted for on an accrual basis except in cases where ultimate collection is not reasonably ascertained.

ii. Volume rebates and early payment rebates

The Company provides move in rebates / early payment rebates/ down payment rebates to the customers. Rebates are offset against amounts payable by the customer and revenue to be recognised. To estimate the variable consideration for the expected future rebates, the Company estimates the expected value of rebates that are likely to be incurred in future and recognises the revenue net of rebates and recognises the refund liability for expected future rebates.

iii. Contract balances

Contract assets
A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivables
A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Refer to accounting policies of financial assets in section 3 (r) Financial instruments – initial recognition and subsequent measurement.

Contract liabilities
A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract

i) Cost of revenue

Cost of real estate projects
Cost of constructed properties includes cost of land (including cost of development rights/land under agreements to purchase), estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/construction materials, which is charged to the statement of profit and loss based on the revenue recognized as explained in accounting policy for revenue from Contract with customers above, in consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the specific project.

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Cost of land and plots
Cost of land and plots includes land (including development rights), acquisition cost, estimated internal development costs and external development charges, which is charged to the statement of profit and loss based on the percentage of land/plotted area in respect of which revenue is recognised as explained in accounting policy for revenue from contract with customers, in consonance with the concept of matching cost and revenue. Final adjustment is made on completion of the specific project.

Cost of development rights
Cost of development rights includes proportionate development rights cost, borrowing costs and other related cost, which is charged to statement of profit and loss as explained in accounting policy for revenue, in consonance with the concept of matching cost and revenue.

j) Borrowing costs

Borrowing costs directly attributable to the acquisition and/or construction/production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are charged to the statement of profit and loss as incurred. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

k) Taxes

Current income tax
Tax expense recognized in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Minimum Alternate Tax (MAT) paid in a year is charged to the statement of profit and loss as current tax for the year. The deferred tax asset is recognised for MAT credit available only to the extent that it is probable that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the Company recognizes MAT credit as an asset, it is created by way of credit to the statement of profit and loss and shown as part of deferred tax asset. The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent that it is no longer probable that it will pay normal tax during the specified period.

In the situations where one or more units/undertaking in the Company are entitled to a tax holiday under the Income-tax Act, 1961, no deferred tax (asset or liability) is recognized in respect of temporary differences which reverse during the tax holiday period, to the extent the concerned entity's gross total income is subject to the deduction during the tax holiday period. Deferred tax in respect of temporary differences which reverse after the tax holiday period is recognized in the year in which the temporary differences originate. However, the Company restricts recognition of deferred tax assets to the extent it is probable that sufficient future taxable income will be available against which such deferred tax assets can be realized. For recognition of deferred taxes, the temporary differences which originate first are considered to reverse first.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

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- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Sales/ value added taxes/ GST paid on acquisition of assets or on incurring expenses

Expenses and assets are recognised net of the amount of sales/ value added taxes/Good and services tax paid, except:

- When the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable
- When receivables and payables are stated with the amount of tax included

The net amount of tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

l) Employee benefits

Provident Fund
Retirement benefit in the form of provident fund is a defined benefit scheme. The Company makes contribution to statutory provident fund trust set up in accordance with the Employees' Provident Funds and Miscellaneous Provisions Act, 1952. The Company has to meet the interest shortfall, if any. Accordingly, the contribution paid or payable and the interest shortfall, if any, is recognised as an expense in the period in which services are rendered by the employee. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

Gratuity
Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of gratuity is the present value of the defined benefit/obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit/obligation is calculated at or near the balance sheet date by an independent actuary using the projected unit credit method. This is based on standard rates of inflation, salary growth rate and mortality. Discount factors are determined close to each year-end by reference to market yields on government bonds that have terms to maturity approximating the terms of the related liability. Service cost on the Company's defined benefit plan is included in employee benefits expense. Net interest expense on the net defined benefit liability is included in finance costs. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to profit or loss in subsequent periods.

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Compensated absences
Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of discounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to statement of profit and loss in the year in which such gains or losses are determined.

Short-term employee benefits
Expense in respect of short-term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

m) Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication based on internal/external factors, that an asset may be impaired. If any such indication exists, the recoverable amount of the asset is estimated. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount and the impairment loss is recognised in the statement of profit and loss.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculation. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long term growth rate is calculated and applied to project future cash flows after the fifth year.

An assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit and loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

n) Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of unrestricted cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

o) Cash dividend and non-cash distribution to equity holders

The Company recognises a liability to make cash or non-cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Company. As per the corporate laws in India, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity.

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Non-cash distributions are measured at the fair value of the assets to be distributed with fair value re-measurement recognised directly in equity. Upon distribution of non-cash assets, any difference between the carrying amount of the liability and the carrying amount of the assets distributed is recognised in the statement of profit and loss.

p) Provisions, contingent assets and contingent liabilities

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Onerous contracts

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

An onerous contract is a contract under which the unavoidable costs (i.e., the costs that the Company cannot avoid because it has the contract) of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it.

These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liability is disclosed for:
- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

q) Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

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If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment.

Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned. Fit-out rental income is recognised in the statement of profit and loss on accrual basis.

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

r) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

1) Financial Assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Company

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has applied the practical expedient are measured at the transaction price determined under Ind AS 115. Refer to the accounting policies in section 3 (h) 'Revenue from contracts with customers.
In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Subsequent measurement

i. **Financial assets carried at amortised cost** – the financial asset is measured at the amortised cost if both the following conditions are met:

   - The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and
   - Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

   After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

ii. **Investments in equity instruments of subsidiary** – Investments in equity instruments of subsidiaries are accounted for at cost in accordance with Ind AS 27 *Separate Financial Statements.*

iii. **Investments in other equity instruments** – Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Company makes an irrevocable choice upon initial recognition, on an instrument by instrument basis, to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to profit or loss. However, the Company transfers the cumulative gain or loss within equity. Dividends on such investments are recognised in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

De-recognition of financial assets
A financial asset is primarily de-recognised when the contractual rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets.

ECL is the weighted-average of difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive, discounted at the original effective interest rate, with the respective risks of default occurring as the weights. When estimating the cash flows, the Company is required to consider –

- All contractual terms of the financial assets (including prepayment and extension) over the expected life of the assets.
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

(i) Trade receivables
In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

(ii) Other financial assets
In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

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When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

2) Financial Liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and financial guarantee contracts.

Subsequent measurement
Subsequent to initial recognition, all non-derivative financial liabilities are measured at amortised cost using the effective interest method.

Loans and borrowings
After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

3) Financial guarantee contracts

Financial guarantee contracts are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified party fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognized as a financial liability at the time the guarantee is issued at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of expected loss allowance determined as per impairment requirements of Ind-AS 109 and the amount recognised less cumulative amortization.

De-recognition of financial liabilities
A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

4) Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

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5) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

s) Fair value measurement

The Company measures its financial instruments at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:
▶ Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
▶ Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
▶ Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

External valuers are involved for valuation of significant assets, such as properties and unquoted financial assets, and significant liabilities, such as contingent consideration. Involvement of external valuers is decided upon annually by the management.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions (note 5 and note 32)
- Quantitative disclosures of fair value measurement hierarchy (note 32)
- Investment in unquoted equity share (note 6)
- Investment properties (note 5)
- Financial instruments (including those carried at amortised cost) (note 32)

t) Non-current assets held for sale

The Company classifies non-current assets as held for sale if their carrying amounts will be recovered principally through a sale rather than through continuing use. Actions required to complete the sale should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the sale expected within one year from the date of classification.

For these purposes, sale transactions include exchanges of non-current assets for other non-current assets when the exchange has commercial substance. The criteria for held for sale classification is regarded met only when the assets is available for immediate sale in its present condition, subject only to terms that are usual and customary for sales of such assets, its sale is highly probable; and it will genuinely be sold, not abandoned. The Company treats sale of the asset to be highly probable when:

- The appropriate level of management is committed to a plan to sell the asset,
- An active programme to locate a buyer and complete the plan has been initiated (if applicable),
- The asset is being actively marketed for sale at a price that is reasonable in relation to its current fair value,
- The sale is expected to qualify for recognition as a completed sale within one year from the date of classification, and
- Actions required to complete the plan indicate that it is unlikely that significant changes to the plan will be made or that the plan will be withdrawn.

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Non-current assets held for sale are measured at the lower of their carrying amount and the fair value less costs to sell.

Assets and liabilities classified as held for sale are presented separately in the balance sheet.

Property, plant and equipment and intangible assets once classified as held for sale are not depreciated or amortised.

u) Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

v) Operating segments

An operating segment of the Company that engages in business activities from which it may earn revenues and incur expenses and for which discrete financial information is available. All operating segments are reviewed regularly by chief operating decision maker to allocate resources and assess their performance. The Company has two reportable segment i.e. real estate business and facility management. Performance is measured based on profit before tax as included in internal management reports regularly reviewed by the chief operating decision maker. The Company derives its major revenue from construction and development of real estate projects and its customers are widespread. The Company is operating in India which is considered as a single geographical segment.

w) Changes in accounting policies and disclosures

New and amended standards

Several other amendments and interpretations apply for the first time in March 2020, but do not have an impact on the financial statements of the Company.
The Company has not early adopted any standards or amendments that have been issued but are not yet effective.

a) Ind AS 116 Leases

Ind AS 116 supersedes Ind AS 17 Leases. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to recognise most leases on the balance sheet.

Lessor accounting under Ind AS 116 is substantially unchanged from Ind AS 17. Lessors will continue to classify leases as either operating or finance leases using similar principles as in Ind AS 17. Therefore, Ind AS 116 does not have an impact for leases where the Company is the lessor.

Upon adoption of Ind AS 116, the Company applied a single recognition and measurement approach for all leases for which it is the lessee, except for short-term leases and leases of low-value assets. The Company recognised lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

The Company adopted Ind AS 116 using the modified retrospective method of adoption, with the date of initial application of 1 April 2019. The Company elected to use the transition practical expedient to not reassess whether a contract is, or contains, a lease at 1 April 2019. Instead, the Company applied the standard only to contracts that were previously identified as leases applying Ind AS 17. The Company also elected to use the recognition exemptions for lease contracts that, at the transition date, have a lease term of 12 months or less and do not contain a purchase option (short-term leases), and lease contracts for which the underlying asset is of low value (low-value assets).

The Company has applied the modified retrospective approach to existing lease contracts as of 1 April 2019 and has recorded right to use assets for an amount equal to right to use liability adjusted for any related prepaid and accrued lease payments previously recognised. Lease liabilities were recognised based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application.

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The Company also applied the available practical expedients wherein it:

• Used a single discount rate to a portfolio of leases with reasonably similar characteristics
• Relied on its assessment of whether leases are onerous immediately before the date of initial application
• Applied the short-term leases exemptions to leases with lease term that ends within 12 months of the date of initial application
• Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application
• Used hindsight in determining the lease term where the contract contained options to extend or terminate the lease

The amendments to Ind AS 116 do not have any impact on the financial statements of the Company.

b) Appendix C to Ind AS 12– Income taxes

Appendix C - Uncertainty over Income Tax Treatment has been inserted in Ind AS 12. The appendix C to Ind AS 12 addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of Ind AS 12 Income Taxes. It does not apply to taxes or levies outside the scope of Ind AS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments. The appendix specifically addresses the following:

- Whether an entity considers uncertain tax treatments separately
- The assumptions an entity makes about the examination of tax treatments by taxation authorities
- How an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates
- How an entity considers changes in facts and circumstances

The Company determines whether to consider each uncertain tax treatment separately or together with one or more other uncertain tax treatments and uses the approach that better predicts the resolution of the uncertainty. The Company applies significant judgement in identifying uncertainties over income tax treatments.

Upon adoption of the Interpretation, the Company considered whether it has any uncertain tax positions. The Company's tax filings include deductions based on the management judgement and the taxation authorities may challenge those tax treatments. The Company determined, based on its tax compliance and transfer pricing study, that it is probable that its tax treatments will be accepted by the taxation authorities. The amendment did not have any material impact on the financial statements of the Company.

c) Amendment to Ind AS 109: Prepayment Features with Negative Compensation

Under Ind AS 109, a debt instrument can be measured at amortised cost or at fair value through other comprehensive income, provided that the contractual cash flows are 'solely payments of principal and interest on the principal amount outstanding' (the SPPI criterion) and the instrument is held within the appropriate business model for that classification. The amendments to Ind AS 109 clarify that a financial asset passes the SPPI criterion regardless of an event or circumstance that causes the early termination of the contract and irrespective of which party pays or receives reasonable compensation for the early termination of the contract. These amendments had no impact on the financial statements of the Company.

d) Amendment to Ind AS 19: Plan Amendment, Curtailment or Settlement

The amendments to Ind AS 19 address the accounting when a plan amendment, curtailment or settlement occurs during a reporting period. The amendments specify that when a plan amendment, curtailment or settlement occurs during the annual reporting period, an entity is required to determine the current service cost for the remainder of the period after the plan amendment, curtailment or settlement, using the actuarial assumptions used to remeasure the net defined benefit liability (asset) reflecting the benefits offered under the plan and the plan assets after that event. An entity is also required to determine the net interest for the remainder of the period after the plan amendment, curtailment or settlement using the net defined benefit liability (asset) reflecting the benefits offered under the plan and the plan assets after that event, and the discount rate used to remeasure that net defined benefit liability (asset). The amendments had no impact on the financial statements of the Company as it did not have any plan amendments, curtailments, or settlements during the period.

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Annual Improvements to Ind AS 2018

a) **Amendments to Ind AS 12 Income taxes**

The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity recognises the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where it originally recognised those past transactions or events. An entity applies the amendments for annual reporting periods beginning on or after 1 April 2019, with early application permitted. When the entity first applies those amendments, it applies them to the income tax consequences of dividends recognised on or after the beginning of the earliest comparative period. Since the Company's current practice is in line with these amendments, they had no impact on the financial statements of the Company.

b) **Amendments to Ind AS 23 Borrowing Costs**

The amendments clarify that an entity treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete. The entity applies the amendments to borrowing costs incurred on or after the beginning of the annual reporting period in which the entity first applies those amendments. An entity applies those amendments for annual reporting periods beginning on or after 1 April 2019, with early application permitted. Since the Company's current practice is in line with these amendments, they had no impact on the financial statements of the Company.

x) **Significant management judgement in applying accounting policies and estimation uncertainty**

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Significant management judgements
The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Classification of leases – The Company enters into leasing arrangements for various assets. The classification of the leasing arrangement as a finance lease or operating lease is based on an assessment of several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to purchase and estimated certainty of exercise of such option, proportion of lease term to the asset's economic life, proportion of present value of minimum lease payments to fair value of leased asset and extent of specialized nature of the leased asset.

Impairment of financial assets – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding financial assets.

Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However the actual future outcome may be different from this judgement.

Revenue from contracts with customers-
The Company has applied judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers.

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Significant estimates

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

Net realizable value of inventory –The determination of net realisable value of inventory involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost. The Company also involves specialist to perform valuations of inventories, wherever required.

Useful lives of depreciable/amortisable assets – Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

Valuation of investment property – Investment property is stated at cost. However, as per Ind AS 40 there is a requirement to disclose fair value as at the balance sheet date. The Company engaged independent valuation specialists to determine the fair value of its investment property as at reporting date. The determination of the fair value of investment properties requires the use of estimates such as future cash flows from the assets (such as lettings, future revenue streams, capital values of fixtures and fittings, any environmental matters and the overall repair and condition of the property) and discount rates applicable to those assets. In addition, development risks (such as construction and letting risk) are also taken into consideration when determining the fair value of the properties under construction. These estimates are based on local market conditions existing at the balance sheet date.

Defined benefit obligation (DBO) – Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

Fair value measurement disclosures – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

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Notes to the financial statements for the year ended 31 March 2020
(All amounts in ₹ lacs, unless otherwise stated)

4. Property, plant and equipment

The changes in the carrying value of property, plant and equipment for the year ended 31 March 2020 are as follows:

	Gross block				Accumulated depreciation				Net bock	
I. Tangible assets	**As at 01 April 2019**	**Additions during the year**	**Deletions during the year**	**As at 31 March 2020**	**As at 01 April 2019**	**Additions during the year**	**Deductions during the year**	**As at 31 March 2020**	**As at 31 March 2020**	**As at 31 March 2019**
Plant and equipment	209.51	-	-	209.51	79.31	20.29	-	99.60	109.91	130.20
Furniture and fixtures	24.32	-	-	24.32	21.96	1.82	-	23.78	0.54	2.36
Office equipment	0.01		-	0.01	-	-	-	-	0.01	0.01
Total	**233.84**	**-**	**-**	**233.84**	**101.27**	**22.11**	**-**	**123.38**	**110.46**	**132.57**

The changes in the carrying value of property, plant and equipment for the year ended 31 March 2019 are as follows:

	Gross block				Accumulated depreciation				Net bock	
I. Tangible assets	**As at 01 April 2018**	**Additions during the year**	**Deletions during the year**	**As at 31 March 2019**	**As at 01 April 2018**	**Additions during the**	**Deductions during the year**	**As at 31 March 2019**	**As at 31 March 2019**	**As at 31 March 2018**
Plant and equipment	206.36	3.15	-	209.51	59.16	20.15	-	79.31	130.20	147.20
Furniture and fixtures	24.32	-	-	24.32	16.77	5.19	-	21.96	2.36	7.55
Office equipments	0.01	-	-	0.01	-	-	-	-	0.01	0.01
Total	**230.69**	**3.15**	**-**	**233.84**	**75.93**	**25.34**	**-**	**101.27**	**132.57**	**154.76**

(i) Contractual obligations

The company does not have any contractual commitment for the acquisition of property, plant and equipment for the year ended as on 31 March 2020 and 31 March 2019.

(ii) Capitalised Borrowing cost

The company has not capitalised any borrowing cost during the year ended 31 March 2020 and 31 March 2019.

(ii) Deemed cost of property, plant and equipment (represents deemed cost on the date of transition to Ind AS i.e. on April 1, 2015

(₹ in lakhs)

Description	Gross Block	Accumulated depreciation	Net block
Buildings	34,465.62	4,908.82	29,556.80
Plant and equipment	1,00,233.33	30,506.54	69,726.79
Office equipments	1,167.34	502.31	665.03
Leasehold improvements	5,238.47	1,575.21	3,663.26
Furniture and fixtures	2,301.75	1,515.69	786.06
Total	**1,43,406.51**	**39,008.57**	**1,04,397.94**

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5 Investment property

Description	Gross block					Accumulated depreciation					Net block	Net block
	As at 1 April 2019	Additions	Disposal/ Adjustment	Assets held for Sale ^^	As at 31 March 2020	As at 1 April 2019	Additions	Disposal/ Adjustment	Assets held for Sale ^^	As at 31 March 2020	As at 31 March 2020	'As at 31 March 2019
Freehold Land*	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-

Description	Gross block					Accumulated depreciation					Net block	Net block
	As at 1 April 2018	Additions	Disposal/ Adjustment	Assets held for Sale ^^	As at 31 March 2019	As at 1 April 2018	Additions	Disposal/ Adjustment	Assets held for Sale ^^	As at 31 March 2019	As at 31 March 2019	As at 31 March 2018
Freehold Land	649.14	-	-	649.14	-	-	-	-	-	-	-	649.14
Total	**649.14**	-	-	**649.14**	-	-	-	-	-	-	-	**649.14**

^^During the previous year, the Company has filed a scheme of arrangement to demerge its Real estate undertaking before Hon'ble National Company Law Tribunal, Chandigarh. Therefore, the said asset shown as held for sale.
*Does not include asset amounting to Rs 649.14 Lacs classified as held for sale (refer note 42).

(i) Contractual obligations

The company does not have any contractual commitment for the acquisition of investment properties for the period ended as on 31 March 2020 and 31 March 2019.

(ii) Capitalised Borrowing cost

The company has not capitalised any borrowing cost during the year ended 31 March 2020 and 31 March 2019.

(iii) Amount recognised in statement of profit and loss for investment properties

Particulars	31 March 2020	31 March 2019
Rental income*	35.00	48.02
Profit from leasing of investment properties	**35.00**	**48.02**

*Asset given on lease for a renewed period of five years to DLF Home Developers Limited, one of fellow subsidiary.

(iv) Fair value hierarchy and valuation technique

Particulars	31 March 2020	31 March 2019
Fair value	**649.14**	**649.14**

The land parcel has been given by the Company to a fellow subsidiary on lease and has a restrictive use for the Company. Since, there is restriction on use of land, the management considered carrying value aggregating ₹ 649.14 lacs (31 March 2019: ₹ 649.14 lacs) to be a reasonable estimate of its fair value. Fair value measurement has been categorised as Level 3.

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(All amounts in ₹ lacs, unless otherwise stated)

6. Investments (non-current)^	31 March 2020		31 March 2019	
	Number of shares	Book value	Number of shares	Book value
Trade investments				
Investment in equity instruments				
- In subsidiaries (unquoted) (valued at cost)*				
Ariadne Builders & Developers Private Limited	10,000	1.00	10,000	1.00
Sub total (A)	**10,000**	**1.00**	**10,000**	**1.00**
- In other Company (unquoted) (FVTOCI)				
DLF South Point Limited**	-	-	2,00,000	92.26
DLF Commercial Developers Limited # ** (Formerly DLF South Point Limited)	4,966	20.00	-	-
Sub total (B)	**4,966**	**20.00**	**2,00,000**	**92.26**
Total (A+B)	**14,966**	**21.00**	**2,10,000**	**93.26**
Less: Assets classified as held for sale (refer note 42)	(14,966)	(21)	(2,10,000)	(93.26)
Total non-current investment	-	-	-	-

Aggregate amount of unquoted investments		**21.00**		**93.26**
Aggregate impairment in value of investments		-		-

*Investment in equity shares of subsidiaries are measured at cost as per Ind AS 27 'Separate Financial Statements'.

**During the current year, vide order of Hon'ble National Company Law Tribunal dated 8th April, 2019, DLF South Point Limited merged with DLF Commercial Developers Limited (DCDL). Accordingly, shares of DCDL has been issued to the Company in lieu of shares held by the Company in DLF South Point Limited in accordance with the scheme of merger.

^All equity shares are of face values ₹ 10 each unless otherwise stated.

#During the year, no dividend has been received from the investee company.

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7. Loans
(Unsecured, considered good unless stated otherwise)

	Non-current 31 March 2020	Non-current 31 March 2019	Current 31 March 2020	Current 31 March 2019
Security deposits	543.22	571.42	1,840.43	1,390.87
Loan to employees	-	-	0.15	0.15
Due from fellow subsidiaries (refer note 41)#	-	-	1,10,194.65	11,053.66
Loans to other parties*	-	-	28,869.89	50,906.37
	543.22	**571.42**	**1,40,905.12**	**63,351.05**
Less: Assets classified as held for sale (refer note 42)	(188.93)	(196.93)	(1,40,321.29)	(62,815.86)
	354.29	**374.49**	**583.83**	**535.19**

Above loans carries interest at the rate of 7.50%-11.50% (31 March 2019: 11.50%). These loans generates fixed interest income for the Company. The carrying value may be affected by change in credit risk of the party

* Above loans carries interest at the rate of 11.50% (31 March 2019: 11.50%). These loans generates fixed interest income for the Company. The carrying value may be affected by change in credit risk of the party

8. Other financial assets
(Unsecured, considered good unless stated otherwise)

	Current 31 March 2020	Current 31 March 2019
Contract Assets@	3.23	434.35
	3.23	**434.35**
Less: Assets classified as held for sale (refer note 42)	-	(408.17)
	3.23	**26.18**

@ Contract assets as per Ind AS 115 ₹ 3.23 lacs from maintenance contract (31 March 2019 ₹ 408.17 lacs from construction contracts and ₹ 26.18 lacs from maintenance contracts).

9. Deferred tax assets (net)

a) Component of deferred tax asset(net)

	31 March 2020	31 March 2019
Deferred tax asset:		
Unutilised tax credit (minimum alternative tax)	-	6,913.93
	-	**6,913.93**
Less: Assets classified as held for sale (refer note 42)	-	(6,364.02)
	-	**549.91**

b) Reconciliation of deferred tax assets

	31 March 2020	31 March 2019
Opening balance as of 1 April	**6,913.93**	**6,793.51**
Tax income/(expense) during the year recognised in Profit and loss	(6,913.93)	120.42
Unutilised tax credit (minimum alternative tax) classified to held for sale (refer note 42)	-	(6,364.02)
Closing balance as at 31 March	-	**549.91**

(i) The asset of ₹ Nil (31 March 2019 : ₹ 6,913.93 lakhs) recognized by the Company as 'MAT credit entitlement' represents that portion of MAT liability, which can be recovered and set off in subsequent years based on provisions of Section 115JAA of the Income Tax Act,1961. Upon adoption of tax rate under the newly inserted Section 115BAA in the Income Tax Act, 1961, the Company has charged off the accumulated MAT credit entitlement to Statement of Profit and Loss during the current year (Refer note 30).

(ii) Deferred tax asset is recognized on unabsorbed depreciation and carry forward of losses to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences, unabsorbed depreciation and carried forward tax losses can be utilised. The Company has carry forward losses of ₹ 66,739.78 lakhs that are available for off setting for 8 years against future taxable profits and unabsorbed depreciation of ₹ 45,833.53 lakhs that is available for set off for infinite period. Majority of these losses will expire in March 2027. The Company has not recognised deferred tax assets in respect of carry forward losses and unabsorbed depreciation amounting to ₹ 1,12,573.31 lakhs and certain other temporary differences as there is no reasonable certainty supported by convincing evidences of the recoverability in near future.

(iii) If the Company was to recognise all unrecognised deferred tax assets, the loss would decrease by ₹ 28,332.45 lakhs (31 March 2019 ₹ 25,231.63 lakhs)

Movement in deferred tax assets for the year ended 31 March 2020

Particulars	1 April 2019	Recognised in statement of profit and loss	Recognised in other comprehensive income	31 March 2020
Unutilised tax credit (minimum alternative tax)*	6,913.93	(6,913.93)	-	-
Total	**6,913.93**	**(6,913.93)**	-	-

Movement in deferred tax assets for the year ended 31 March 2019

Particulars	1 April 2018	Recognised in statement of profit and loss	Recognised in other comprehensive income	31 March 2019
Unutilised tax credit (minimum alternative tax)*	6,793.51	120.42	-	6,913.93
Total	**6,793.51**	**120.42**	-	**6,913.93**

*Includes MAT shown as asset held for sale amounting to ₹ Nil (31 March 2019 ₹ 6364.02)

10. Non-current tax assets (net)

	31 March 2020	31 March 2019
Advance income tax paid (net of provisions)	7,303.09	8,388.62
	7,303.09	**8,388.62**
Less: Assets classified as held for sale (refer note 42)	(1,191.76)	(253.00)
	6,111.33	**8,135.62**

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11. Other assets (Unsecured, considered good unless stated otherwise)	**Non-current 31 March 2020**	**Non-current 31 March 2019**	**Current 31 March 2020**	**Current 31 March 2019**
Advance for land purchase				
Related Party*	-	117.53	117.53	-
Considered good	-	2.83	1,565.83	3,463.57
Credit impaired	-	-	3,012.00	1,275.00
Prepaid expenses	1.19	16.16	98.19	80.40
Balance with statutory authorities				
Considered good	-	-	221.05	167.21
Credit impaired	-	27.24	-	-
Deposit under protest	631.62	631.62	-	-
Other advances				
Considered good*	0.10	0.10	98.08	197.12
Credit impaired	-	-	12.50	12.50
	632.91	**795.48**	**5,125.18**	**5,195.80**
Less : Allowance for expected credit losses	-	(27.24)	(3,024.50)	(1,287.50)
	632.91	**768.24**	**2,100.68**	**3,908.30**
Less: Assets classified as held for sale (refer note 42)	-	(120.36)	(1,708.70)	(3,498.12)
	632.91	**647.88**	**391.98**	**410.18**

*Advance to related party is ₹ 172.50 lakhs (31 March 2019: ₹ 161.79 lakhs) {refer note 41}.

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12. Inventories* (Valued at lower of cost and net realisable value)	31 March 2020	31 March 2019
Land , plots, development and constructions work in progress#	1,65,637 91	1,75,933 30
Stores and spares	14 65	15 01
Subtotal (A)	1,65,652 56	1,75,948 31
Land under restrictive agreement**	28,613 83	28,667 33
Subtotal (B)	28,613 83	28,667 33
Less: Assets classified as held for sale (C) (refer note 42)	(1,94,251 74)	(2,04,600 63)
Total (A+B-C)	**14.65**	**15.01**

*Inventory is pledged against loan taken by group companies.

**This represents land parcels for which the company had entered into "agreements to sale" with its holding company for transfer of said land for a fixed considerations of ₹ 28,641 30 lakhs (Cost of ₹ 28,613 83 lakhs and margin of ₹ 27 47 lakhs) (31 March 2019 consideration of ₹ 28,694 89 lakhs, Cost of ₹ 28,667 33 lakhs and margin of ₹ 27 56 lakhs) pending final execution.

#During the year ₹ 137 lakhs (31 March 2019 ₹ Nil) was recognised as expense for inventories carried at net realisable value

13. Trade receivables	31 March 2020	31 March 2019
Trade receivables (includes ₹ 2,825 40 lakhs (31 March 2019 ₹ 3,422 60 lakhs) from contract with customers under Ind AS 115)	2,825 40	3,422 60
Due from related parties (includes ₹ 569 12 lakhs (31 March 2019 ₹ 422 84 lakhs) from contract with customers under Ind AS 115)*	569.12	422 84
	3,394.52	**3,845.44**
Less: Assets classified as held for sale (refer note 42)	(517.79)	(659 23)
Total Trade receivables	**2,876.73**	**3,186.21**

Breakup for security details

Trade Receivables

	31 March 2020	31 March 2019
Secured, considered good**	1,154 50	1,286 94
Unsecured, considered good	2,240.02	2,558 50
Trade Receivables - credit impaired	2,430 23	2,153 18
Sub Total	**5,824.75**	**5,998.62**
Less: Assets classified as held for sale (refer note 42)	(806 87)	**(981.07)**
Grand Total(A)	**5,017.88**	**5,017.55**
Impairment Allowance (allowance for expected credit loss)		
Unsecured considered good	-	-
Trade Receivables - credit impaired	2,430 23	2,153 18
Less: Assets classified as held for sale (refer note 42)	(289.08)	(321.84)
Grand Total(B)	2,141.15	1,831 34
Total Trade receivables (A)-(B)	**2,876.73**	**3,186.21**

No trade or other receivables are due from directors or other officers of the company either severally or jointly with any other person, nor any trade or other receivables are due from firms or private companies respectively in which any director is a partner, a director or a member except as disclosed in note 41.

Trade receivables are non-interest bearing and are generally on terms of 30 to 90 days

* For terms and conditions relating to related party receivables, refer note 41.
* ₹ 1 27 lakhs (31 March 2019 ₹1 47 lakhs) pertains to trade receivables from KMP or entities in which KMP is interested.
** Trade receivables are secured against security deposit received from customers as stipulated in the agreement.

14. Cash and cash equivalents	31 March 2020	31 March 2019
Balances with banks:		
-On current accounts	700 38	1,264 95
-Deposits with original maturity less than three months	1,812 20	2,443 78
	2,512 58	3,708.73
Less: Assets classified as held for sale (refer note 42)	(436.01)	(631.82)
	2,076.57	**3,076.91**

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

Balances with banks:	31 March 2020	31 March 2019
Balances with banks:		
-On current accounts	700 38	1,264 95
-Deposits with original maturity less than three months	1,812 20	2,443 78
	2,512 58	3,708.73
Less: Assets classified as held for sale (refer note 42)	(436.01)	(631.82)
	2,076.57	**3,076.91**

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Pursuant to IND AS 7, change in financial activity for the year ended 31 March 2020 as follow:
Net debt reconciliation*

This section sets out an analysis of net debt and movements in net debts for each of the period presented.

Particulars	31 March 2020	31 March 2019
Current borrowings	3,02,347.74	2,03,729.79
Book overdraft	408.63	-
Less: Cash and cash equivalents	(2,512.58)	(3,708.73)
	3,00,243.79	2,00,021.06

Changes in liabilities arising from financing activities

Net debt as at 31 March 2020	As on 1-Apr-2019	Cash Flow	As on 31-Mar-2020
Particulars			
Current Borrowings	2,03,729.79	98,617.95	3,02,347.74
Total Borrowings	**2,03,729.79**	**98,617.95**	**3,02,347.74**
Less:			
Cash and cash equivalent (net of book overdraft)	(3,708.73)	1,604.78	(2,103.95)
Net cash and cash equivalent	**(3,708.73)**	**1,604.78**	**(2,103.95)**
Net debt as at 31 March 2020	**2,00,021.06**	**1,00,222.73**	**3,00,243.79**

Changes in liabilities arising from financing activities

Net debt as at 31 March 2019	As on 1-Apr-2018	Cash Flow	As on 31-Mar-2019
Particulars			
Current Borrowings	1,29,610.55	74,119.24	2,03,729.79
Total Borrowings	**1,29,610.55**	**74,119.24**	**2,03,729.79**
Less:			
Cash and cash equivalent (net of book overdraft)	(2,066.59)	(1,642.14)	(3,708.73)
Net cash and cash equivalent	**(2,066.59)**	**(1,642.14)**	**(3,708.73)**
Net debt as at 31 March 2019	**1,27,543.96**	**72,477.10**	**2,00,021.06**

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Company and earn interest at the respective short-term deposit rates.
*All amounts includes assets held for sale.

15. Other bank balances	31 March 2020	31 March 2019
Fixed deposits with maturity of more than three months but less than twelve months *	746.50	652.96
	746.50	652.96
Less: Assets classified as held for sale (refer note 42) *	(168.37)	-
	578.13	652.96

* The bank balances include the margin money amounting to ₹ 160.89 lakhs (31 March 2019: ₹ Nil) against the bank borrowings &guarantees

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DLF Utilities Limited
Notes to the financial statements for the year ended 31 March 2020
(All amounts in ₹ lacs, unless otherwise stated)

16. Equity share capital	31 March 2020	31 March 2019
Authorised share capital		
125,050,000 (31 March 2019 125,050,000) equity shares of ₹ 10 each	12,505.00	12,505.00
	12,505.00	**12,505.00**
Issued, subscribed and fully paid up share capital		
107,074,641 (31 March 2019: 107,074,641) equity shares of ₹ 10 each	10,707.46	10,707.46
	10,707.46	**10,707.46**

a) Reconciliation of equity shares outstanding at the beginning and at the end of the year

i) Authorised equity shares		
Balance at the beginning of the year	12,50,50,000	12,50,50,000
Change during the year	-	-
Balance at the end of the year	**12,50,50,000**	**12,50,50,000**
ii) Issued equity shares		
Balance at the beginning of the year	10,70,74,641	10,70,74,641
Change during the year	-	-
Equity shared at the end of the year	**10,70,74,641**	**10,70,74,641**
iii) Paid-up equity shares		
Balance at the beginning of the year	10,70,74,641	10,70,74,641
Change during the year	-	-
Equity shared at the end of the year	**10,70,74,641**	**10,70,74,641**

b. Terms/ rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share

In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts The distribution will be in proportion to the number of equity shares held by the shareholders.

c. Shares held by Holding/Ultimate Holding Company and/or their subsidiaries/associates

Out of equity shares issued by the Company, shares held by its Holding Company, Ultimate Holding Company and their subsidiaries/associates are as below:

Name of shareholders	31 March 2020		31 March 2019	
	Number	₹ in lacs	Number	₹ in lacs
DLF Limited (Holding Company)*	10,70,74,641	10,707.46	10,70,74,641	10,707.46

*As per terms of the Share Purchase and Shareholders' Agreement dated 27 August 2017 executed between DLF Cyber city Developers Limited, DLF Limited, Rajdhani Investments & Agencies Private Limited, Buland consultants & Investments private limited, Sidhant Housing & Development Company and Reco Diamond Private Limited (an affiliate of GIC (Realty) Pte Limited), previous shareholders have transferred their respective shares to DLF Limited

d. Details of shareholders holding more than 5% shares in the Company

Name of shareholder	31 March 2020		31 March 2019	
	Number	% of Holding	Number	% of Holding
DLF Limited	10,70,74,641	100.00%	10,70,74,641	100.00%

e. Aggregate number of shares issued for consideration other than cash during the period of five years immediately preceding the Balance Sheet date

The Company has neither issued nor there has been any buyback of shares in the current year nor in the preceding five year

DLF Utilities Limited
Notes to the financial statements for the year ended 31 March 2020
(All amounts in ₹ lacs, unless otherwise stated)

17. Other equity	31 March 2020	31 March 2019
Reserves and surplus		
Capital redemption reserve	0.09	0.09
Capital reserve	353.77	353.77
Retained earnings	(63,405.13)	(52,253.19)
Other comprehensive income		
Fair value changes in equity investments	72.25	72.25
	(62,979.02)	**(51,827.08)**
Movement as per below :-		
Capital redemption reserve	**0.09**	**0.09**
Capital reserve	**353.77**	**353.77**
Retained earnings		
Statement of profit and loss		
As per last balance sheet	**(52,253.19)**	**(9,485.02)**
Adjustment on account of Ind AS 115	-	(28,391.02)
Profit/ (loss) for the year	(11,151.94)	(14,377.15)
Net surplus in statement of profit and loss	**(63,405.13)**	**(52,253.19)**
Fair value changes in equity investments	**72.25**	**72.25**

Capital redemption reserve

The amount of money that the Company must keep when it buys back shares and which it cannot pay to shareholders as dividends The capital redemption reserve is a non-distributable reserve.

Capital reserve

Capital reserve was created under the previous GAAP Out of the profit earned from a specific transaction of capital nature. Capital reserve is not available for the distribution to the shareholder

FVTOCI equity investments

The Company has elected to recognise changes in the fair value of certain investments in equity of fellow subsidiary in other comprehensive income. These changes are accumulated within the FVTOCI equity investments reserve within equity

Retained Earnings

Represents surplus/ (deficit) in statement of Profit and Loss.

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DLF Utilities Limited
Notes to the financial statements for the year ended 31 March 2020
(All amounts in ₹ lacs, unless otherwise stated)

18. Other financial liabilities	Non-current 31 March 2020	Non-current 31 March 2019	Current 31 March 2020	Current 31 March 2019
Security deposits*	12,736.95	12782.02	5,443.12	5,843.78
Interest accrued but not due on borrowings from related party (refer note 41)	-	-	9,609.43	13,951.90
Interest payable on security deposit from customers**	-	-	951.02	1,114.95
Retention money	-	-	-	7.27
Registration charges received	-	-	7.56	7.56
Other liabilities	-	-	32.62	35.15
Book overdraft			408.63	-
	12,736.95	**12,782.02**	**16,452.38**	**20,960.61**
Less: Liabilities classified as held for sale (refer note 42)	(34.22)	(84.22)	(10,898.94)	(15,154.93)
	12,702.73	**12,697.80**	**5,553.44**	**5,805.68**

* includes security deposit from related parties for ₹ 86.84 lakhs (31 March 2019 ₹ 86.84 lakhs)
** includes interest on security deposit from related parties for ₹ 4.44 lakhs (31 March 2019 ₹ 5.30 lakhs)

19. Provisions	Non-current 31 March 2020	Non-current 31 March 2019	Current 31 March 2020	Current 31 March 2019
Provisions for employee benefits:				
Gratuity (refer note 35)	10.08	7.76	0.16	0.13
Compensated absences	-	-	2.11	4.47
	10.08	**7.76**	**2.27**	**4.60**

20. Short-term borrowings	31 March 2020	31 March 2019
Unsecured loans@#		
Loans from related party (refer note 41)	3,02,347.74	2,03,729.79
	3,02,347.74	**2,03,729.79**
Less: Liabilities classified as held for sale (refer note 42)	(3,02,347.74)	(2,03,729.79)
	-	-

@
Unsecured loan of ₹ 3,02,347.74 lakhs (31 March 2019: ₹ 1,41,660.24 lakhs) is repayable on demand by lender and ₹ Nil (31 March 2019: ₹ 62,069.55 lakhs) was repayable by 30 September 2019.

#Rate of interest 7.5%-11.50% p.a. (31 March 2019: 10%-11.50% p.a.)

21. Trade payables	31 March 2020	31 March 2019
Due to micro, small and medium enterprises	-	-
Due to other than micro and small enterprises (refer note 38)		
Due to related parties (refer note 41)	395.69	1,731.99
Due to other than related parties	4,422.53	4,999.40
	4,818.22	**6,731.39**
Less: Liabilities classified as held for sale (refer note 42)	(3,089.20)	(4,885.42)
	1,729.02	**1,845.97**

- Trade payables are non-interest bearing and are normally settled 45 to 60 days terms.
- For terms and conditions with related parties, refer note 41.
- For explanation on risk management process, refer note 33.

22. Other current liabilities	Current 31 March 2020	Current 31 March 2019
Contract Liabilities		
from holding company-amount received against sale of land (refer note 41)	18,986.53	19,402.20
Others	-	-
from entities under the control of KMP or relatives of KMP (refer note 41)	3,693.13	3,448.49
from others	32,083.26	57,031.45
Statutory dues	403.44	450.04
Unearned Income		
Related party	-	62.35
other	360.20	499.35
Advance from customers	270.33	401.90
Payable for cost of completion	617.10	1,239.01
Other liabilities*	12,678.77	12,402.31
	-	
	69,092.76	**94,937.10**
Less: Liabilities classified as held for sale (refer note 42)	(64,256.02)	(87,746.67)
	4,836.74	**7,190.43**

*Includes related parties payable for ₹ 1.76 lakhs (31 March 2019: ₹ 8.09 lakhs) refer note 41

DLF Utilities Limited
Notes to the financial statements for the year ended 31 March 2020
(All amounts in ₹ lacs, unless otherwise stated)

23. Revenue from operations	31 March 2020	31 March 2019
Revenue from contract with customers		
Revenue from sale of land, plots, constructed properties*	25,124.73	9,210.64
Amount forfeited on properties	-	9.69
Total (A)	**25,124.73**	**9,220.33**
Rental income (B)	35.00	48.02
	35.00	**48.02**
Other operating revenue		
Interest from customers*	87.64	399.86
Maintenance income*	8,304.07	8,879.12
Total (C)	**8,391.71**	**9,278.98**
Total (A+B+C)	**33,551.44**	**18,547.33**
Less: Revenue from discontinuing operation (refer note 42)	(25,164.66)	(9,420.34)
	8,386.78	9,126.99

***Timing of revenue recognition**

	31 March 2020	31 March 2019
Revenue recognition at a point of time	25,124.73	9,220.33
Revenue recognition over period of time	8,391.71	9,278.98
Total revenue from contract with customers	**33,516.44**	**18,499.31**

Contract balances

	31 March 2020	31 March 2019
Trade receivables from contracts under Ind AS 115 (refer note 13)	3,394.52	3,845.44
Contract Assets (Refer Note-8)	-	408.17
Contract Liabilities (Refer Note-22)	54,762.92	79,882.14
	58,157.44	**84,135.75**

Contract assets are initially recognised for revenue earned on account of contracts where revenue is recognised over the period of time as receipt of consideration is conditional on successful completion of performance obligations as per contract. Once the performance obligation is fulfilled and milestones for invoicing are achieved, contract assets are classified to trade receivables.

Contract liabilities include amount received from customers as per the installments stipulated in the buyer agreement to deliver properties once the properties are completed and control is transferred to customers.

Set out below is the amount of revenue recognised from:

	31 March 2020	31 March 2019
Movement of contract liability		
Amounts included in contract liabilities at the beginning of the year	79,882.14	91,432.50
Amount received/Adjusted against contract liability during the year	5.51	(2,339.72)
Performance obligations satisfied in current years $	(25,124.73)	(9,210.64)
Amounts included in contract liabilities at the end of the year	**54,762.92**	**79,882.14**
Movement of contract assets		
Contract assets at the beginning of the year#	408.17	3,253.77
Amount adjusted during the year	(408.17)	(2,845.60)
Contract assets at the the end of the year #	-	**408.17**

#Net of advances received
$ Includes ₹ 25,124.73 lakhs (31 March 2019 : ₹ 7,880.68 lakhs) recognised out of opening contract liability.

Reconciling of revenue recognised in the statement of profit and loss with the contracted price		
Revenue as per Contracted price	26,534.31	9,272.50
Adjustments		
Other adjustments (rebates etc.)	(1,409.58)	(61.86)
	25,124.73	**9,210.64**

Performance obligation

Information about the Company's performance obligations for material contracts are summarised below:

The performance obligation of the Company in case of sale of residential plots is satisfied once the project is completed and control is transferred to the customers.
The customer makes the payment for contracted price as per the installment stipulated in the Agreement to sale.

The transaction price of the remaining performance obligation (unsatisfied or partially satisfied) as at 31 March 2020 is ₹ 67,293.48 lakhs (31 March 2019 is ₹ 91,823.84 lakhs). The same is expected to be recognised in 1 to 3 years.

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(All amounts in ₹ lacs, unless otherwise stated)

24. Other income	**31 March 2020**	**31 March 2019**
Interest income on		
Bank deposits	187.24	168.88
Loans and deposits	9,472.00	2,414.68
Others income	0.33	-
Income-tax refunds	134.77	-
Other non operating income		
Unclaimed balances and excess provisions written back	48.50	68.98
Miscellaneous income	75.91	272.07
	9,918.75	**2,924.61**
Less: other income from discontinuing operation (refer note 42)	(9,470.66)	**(2,461.90)**
	448.09	**462.71**

25. Cost of revenue	**31 March 2020**	**31 March 2019**
Cost of land, plots, development right, constructed properties and services		
- Cost of land, plots, development right, constructed properties and other development activities	14,208.73	7,982.04
-Cost of maintenance services (refer note 36)	7,636.38	7,558.43
	21,845.11	**15,540.47**
Less: cost of revenue for discontinuing operation (refer note 42)	(14,208.73)	(7,982.04)
	7,636.38	**7,558.43**

26. Employee benefits expense	**31 March 2020**	**31 March 2019**
Salaries, wages and bonus	45.72	44.10
Gratuity (refer note 35B)	1.37	1.29
Contribution to provident and other funds	1.91	1.07
Staff welfare	0.26	0.25
	49.26	**46.71**

27. Finance cost	**31 March 2020**	**31 March 2019**
Interest on		
Loans from related parties	21,822.30	17,164.57
Deposit from customers	995.10	1,181.28
Interest on delayed payments	96.26	148.52
Other borrowing costs		
Guarantee, finance and bank charges	32.40	42.72
	22,946.06	**18,537.09**
Less: finance cost for discontinuing operation (refer note 42)	(22,008.00)	**(17,419.20)**
	938.06	**1,117.89**

28. Depreciation and amortisation	**31 March 2020**	**31 March 2019**
Depreciation on property, plant and equipment	22.11	25.34
	22.11	**25.34**

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(All amounts in ₹ lacs, unless otherwise stated)

29. Other expenses	**31 March 2020**	**31 March 2019**
Rates and taxes	219.36	110.64
Repair and maintenance	99.05	132.12
Insurance	0.06	0.22
Commission and brokerage	-	17.50
Advertisement and publicity	1.82	39.85
Travelling and conveyance	1.28	-
Printing and stationery	0.48	1.61
Communication	1.64	3.47
Legal and professional	103.88	59.20
Payments to auditors*	60.69	68.50
Amounts written off	258.22	26.38
Impairment for doubtful advances/allowance for expected credit loss	2,093.96	1,196.56
Miscellaneous expenses	4.24	42.38
	2,844.68	**1,698.43**
Less: other cost for discontinuing operation (refer note 42)	(1,915.47)	(1,165.53)
	929.21	**532.90**

***Payments to auditors**		
As auditor		
Statutory audit	27.00	37.00
Limited review	27.00	27.00
Tax audit fee	4.00	2.00
In other capacity		
Out of pocket expense	2.69	2.50
	60.69	**68.50**

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Notes to the financial statements for the year ended 31 March 2020
(All amounts in ₹ lacs, unless otherwise stated)

30 Tax expense

	31 March 2020	31 March 2019
Continuing operations		
Minimum alternate tax	-	120.42
Minimum alternate tax credit entitlement	-	(120.42)
Deferred tax expense during the year recognised in statement of profit or loss	549.91	-
Subtotal (A)	**549.91**	-
Discontinuing operations		
Deferred tax expense during the year recognised in statement of profit or loss	6,364.02	-
Subtotal (B)	**6,364.02**	-
Total Tax expense	6,913.93	-

The major components of income tax expense and the reconciliation of expense based on the domestic effective tax rate of at 25.168% (31 March 2019: 34.944%) and the reported tax expense in the statement of profit or loss are as follows:

	31 March 2020	31 March 2019
Accounting profit before income tax from:		
Continuing operations	(740.15)	308.43
Discontinued operations	(3,496.88)	(14,684.53)
	(4,237.03)	**(14,376.10)**
At statutory income tax rate of 25.168% (31 March 2019: 34.944%)	-	(5,023.59)
Adjustments in respect of current income tax:		
Tax impact due to adoption of new tax rate as per Income tax Act	6,913.93	5,023.59
	6,913.93	-

The Company has not recognised deferred tax assets as there is no reasonable certainty supported by convincing evidences of the recoverability in near future.

Pursuant to introduction of new tax regime as introduced by the Taxation Laws (Amendment) Act, 2019 which provides an option to the Company for paying Income Tax at reduced rates as per the provisions/conditions defined in the newly inserted Section 115BAA in the Income tax Act, 1961. The Company has exercised the option to adopt lower tax rate, consequently the Company has applied the lower income tax rates on the deferred tax assets / liabilities to the extent these are expected to be realized or settled in the future period when the Company may be subjected to lower tax rate. This has resulted in reversal of net deferred tax asset amounting to ₹ 6,913.93 lakhs.

31 Earning or (Loss) Per Share (EPS)

The Company's Earnings Per Share ('EPS') is determined based on the net profit/ (loss) attributable to the shareholders' of the Company.
Basic EPS amounts are calculated by dividing the profit/ (loss) for the year attributable to equity holders of the Company by the Weighted Average number of Equity shares outstanding during the year.
Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the Company by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

	31 March 2020	31 March 2019
Net Earnings/(loss) attributable to equity shareholders (Continuing operations)	**(1,290.06)**	**308.43**
Net Profit/(Loss) for the year	(1,290.06)	308.43
Nominal value of equity share (₹)	10.00	10.00
Weighted-average number of equity shares for basic and diluted EPS	10,70,74,641	10,70,74,641
Basic and diluted earnings(loss) per share (₹) for continuing operations	**(1.20)**	**0.29**
Net earnings/(loss) attributable to equity shareholders (Discontinued operations)	**(9,860.90)**	**(14,684.53)**
Net Profit/(Loss) for the year	(9,860.90)	(14,684.53)
Nominal value of equity share (₹)	10.00	10.00
Weighted-average number of equity shares for basic and diluted EPS	10,70,74,641	10,70,74,641
Basic and diluted earnings/ (loss) per share (₹) for discontinued operations (refer note 42)	**(9.21)**	**(13.71)**
Basic and diluted earnings/ (loss) per share (₹) (Continuing and discontinued operations)	**(10.41)**	**(13.42)**

There is no potential equity share issued by the company, hence there is no difference in Basic EPS and diluted EPS.

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32 Financial instruments

i) Fair values hierarchy
Financial assets and financial liabilities are measured at fair value in the financial statement and are grouped into three Levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.
Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3: unobservable inputs for the asset or liability.

ii) Financial assets measured at fair value- recurring fair value measurements

31 March 2020	Level 1	Level 2	Level 3	Total
Investments at FVTOCI				
Equity investments*	-	-	-	-
Total financial assets	-	-	-	-

Financial assets measured at fair value- recurring fair value measurements

31 March 2019	Level 1	Level 2	Level 3	Total
Investments at FVTOCI				
Equity investments*	-	-	-	-
Total financial assets	-	-	-	-

*During the current year investment in equity shares has been classified under held for sale. (Refer Note 42)

(iii) Valuation technique used to determine fair value
Specific valuation techniques used to value financial instruments include -
(a) the use of adjusted net asset value method for equity investment.

(iv) The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements. See (ii) above for the valuation techniques adopted.

Particulars	Fair value as at		Significant unobservable inputs	Sensitivity (₹ in lakhs)	
	31 March 2020	31 March 2019		1% increase in inputs	1% decrease in inputs
Investment in equity shares*	-	-	Adjusted net asset value	-	-

*The above figures does not include amounts disclosed under assets held for sale.

v) The following table presents the changes in level 3 items for the periods ended 31 March 2020 and 31 March 2019:

Particulars	Unlisted equity investments
01 April 2018	92.26
Investment in equity shares classified under asset held for sale	(92.26)
31 March 2019*	-
Gains/(losses) recognised in statement of profit and loss	-
31 March 2020*	-

*The above figures does not include amounts disclosed under assets held for sale.

(vi) Fair value of instruments measured at amortised cost

Particulars	31 March 2020*		31 March 2019*	
	Carrying value	Fair value	Carrying value	Fair value
Financial assets				
Loans	938.12	938.12	909.68	909.68
Trade receivables	2,876.73	2,876.73	3,186.21	3,186.21
Cash and cash equivalents	2,076.57	2,076.57	3,076.91	3,076.91
Other Bank Balances	578.13	578.13	652.96	652.96
Other financial assets	3.23	3.23	26.18	26.18
Total financial assets	**6,472.78**	**6,472.78**	**7,851.94**	**7,851.94**
Financial liabilities				
Trade payable	1,729.02	1,729.02	1,845.97	1,845.97
Other financial liabilities	18,256.17	18,256.17	18,503.48	18,503.48
Total financial liabilities	**19,985.19**	**19,985.19**	**20,349.45**	**20,349.45**

*The above figures does not include amounts disclosed under assets held for sale.

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(All amounts in ₹ lakh, unless otherwise stated)

33 Financial risk management

The Company's principal financial liabilities comprise of borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its operations. The Company's principal financial assets include loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Company's senior management is supported by a financial risk committee that advises on financial risks and the appropriate financial risk governance framework for the Company. The financial risk committee provides assurance to the Company's senior management that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

i) Financial instruments by category

For amortised cost instruments, carrying value represents the best estimate of fair value.

Particulars	31 March 2020**			31 March 2019**		
	FVTPL	FVTOCI	Amortised cost	FVTPL	FVTOCI	Amortised cost
Financial assets						
Trade receivables	-	-	2,876.73	-	-	3,186.21
Loans	-	-	938.12	-	-	909.68
Cash and cash equivalents	-	-	2,076.57	-	-	3,076.91
Other financial assets	-	-	3.23	-	-	26.18
Other bank balances	-	-	578.13	-	-	652.96
Total	-	-	**6,472.78**	-	-	**7,851.94**
Financial liabilities						
Trade payable	-	-	1,729.02	-	-	1,845.97
Other financial liabilities	-	-	18,256.17	-	-	18,503.48
Total	-	-	**19,985.19**	-	-	**20,349.45**

*Investments in subsidiaries are measured as per Ind AS 27, "Separate financial statements".

**The above figures does not include amounts disclosed under assets held for sale.

ii) Risk Management objectives and policies

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

A) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls. Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits. Other financial assets measured at amortized cost includes loans to employees, security deposits and other credit risk related to other financial assets is managed by monitoring the recoverability of such amounts continuously, while at the same time internal control system in place ensure the amounts are within defined limits.

a) Credit risk management

i) Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk
B: Moderate credit risk
C: High credit risk

The Company provides for expected credit loss based on the following:

Asset group	Particulars	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, other bank balances, investments, loans, trade receivables and other financial assets	12 month expected credit losses
Moderate credit risk	Loans and other financial assets	12 month expected credit losses/ lifetime expected credit loss
High credit risk	Trade receivables	12 month expected credit losses/ lifetime expected credit loss/fully provided for

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

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In respect of trade receivables, the company recognises a provision for lifetime expected credit loss.

Credit rating	Particulars	31 March 2020	31 March 2019
Low credit risk	Cash and cash equivalents, other bank balances, investments, loans, trade receivables and other financial assets	6,472.78	7,851.94
High credit risk	Trade receivables	-	-
Moderate credit risk	loans and other financial assets	-	-

b) Credit risk exposure

Provision for expected credit losses

The Company provides for expected credit loss based on 12 months/ life time expected credit loss basis for following financial assets –

31 March 2020*

Particulars	Estimated gross	Expected credit	Carrying amount net of impairment provision
Cash and cash equivalents	2,076.57	-	2,076.57
Trade receivables	5,017.88	2,141.15	2,876.73
Other bank balances	578.13	-	578.13
Loans	938.12	-	938.12
Other financial assets	3.23	-	3.23
Total	**8,613.93**	**2,141.15**	**6,472.78**

31 March 2019*

Particulars	Estimated gross	Expected credit	Carrying amount net of impairment provision
Cash and cash equivalents	3,076.91	-	3,076.91
Trade receivables	5,017.55	1,831.34	3,186.21
Other bank balances	652.96	-	652.96
Loans	909.68	-	909.68
Other financial assets	26.18	-	26.18
Total	**9,683.28**	**1,831.34**	**7,851.94**

*The above figures does not include amounts disclosed under assets held for sale.

(i) Expected credit loss for trade receivables under simplified approach

The Company's trade receivables in respect of projects does not have any expected credit loss as registry of properties sold is generally carried out once the Company receives the entire payment. During the periods presented, the Company made ₹ 289.07 lakhs (31 March 2019 ₹ 321.84 lakh) provision towards interest received from customers. In respect of other trade receivables, the Company considers provision for lifetime expected credit loss. Given the nature of business operations, the Company's trade receivables has low credit risk as the Company holds security deposits equivalents ranging from three to six months rentals. Further historical trends indicate any shortfall between such deposits held by the Company and amounts due from customers have been negligible.

Reconciliation of loss allowance provision - Trade receivables, loans and other financial assets

Reconciliation of loss	
Loss allowance on 1 April 2019	**1,831.34**
Allowance for expected credit loss (net)	309.81
Loss allowance on 31 March 2020	**2,141.15**

Reconciliation of loss	
Loss allowance on 1 April 2018	**1,247.45**
Allowance for expected credit loss (net)	583.89
Loss allowance on 31 March 2019	**1,831.34**

B) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities.

31 March 2020*	Less than 1 year	1 to 5 years	More than 5 years	Total
Trade payable	1,729.02	-	-	**1,729.02**
Other financial liabilities	5,553.44	-	12,702.73	**18,256.17**
Total	**7,282.46**	-	**12,702.73**	**19,985.19**

31 March 2019*	Less than 1 year	1 to 5 years	More than 5 years	Total
Trade payable	1,845.97	-	-	**1,845.97**
Other financial liabilities	5,805.68	-	12,697.80	**18,503.48**
Total	**7,651.65**	-	**12,697.80**	**20,349.45**

The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is not significant.

* Does not include Liabilities held for sale

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(All amounts in ₹ lakh, unless otherwise stated)

C) Market Risk

a) Interest rate risk

i) Liabilities

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company has fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

ii) Assets

The Company's fixed deposits, interest bearing security deposits and loans are carried at fixed rate. Therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

b) Price risk

The Company's exposure to price risk arises from investments held and classified as FVTOCI. The investment is in a fellow subsidiary.

Sensitivity analysis

Profit or loss and equity is sensitive to higher/lower prices of instruments on the Company's profit for the periods:

Particulars	31 March 2020	31 March 2019
Price sensitivity		
Price increase by (5 %)- FVTOCI	-	-
Price decrease by (5 %)- FVTOCI	-	-

34. Capital management

Company's objective when managing capital are to :

- Maintain an optimal capital structure to reduce the cost of capital.

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend paid to shareholders, return capital to shareholders or issue new shares.

Particulars	31 March 2020	31 March 2019
'Total debts*# (A)	(1,667.93)	(3,076.91)
Total equity	(52,271.56)	(41,119.63)
'Capital and net debt (B)	(53,939.50)	(41,119.63)
'Net debt to equity ratio (gearing ratio) (A/B)	**0.03**	**0.07**

*It includes current borrowings and interest thereon

Does not include assets/ Liabilities held for sale

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35 Employee benefit obligations

A Defined benefit obligations

The provident fund set up by the holding Company is treated as a defined benefit plan since the Company has to meet the interest shortfalls, if any. In this regard, actuarial valuation as on 31 March 2020 was carried out to find out value of projected benefit obligation arising due to interest rate guarantee by the holding Company towards provident fund. In terms of said valuation the Company has no liability towards interest rate guarantee as on 31 March 2020 and 31 March 2019.

Contribution made by the Company to the provident fund trust setup by the holding Company during the year is ₹ 1.91 lakh (31 March 2019 : ₹ 1.69 lakh).

B Gratuity Plan(Non-funded)

The Company has a defined benefit gratuity plan, which is unfunded. The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. The weighted-average duration of the defined benefit obligation is 10.20 years (31 March 2019 : 11.01 years)

Risks associated with plan provisions

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such company is exposed to various risks as follow -

Salary Risk	Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Investment Risk	If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.
Discount rate risk	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality and disability Risk	Actual deaths and disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Withdrawals risk	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

Amount recognised in the statement of profit and loss is as under:

Description	**31 March 2020**	**31 March 2019**
Current service cost	0.77	0.65
Interest cost	0.60	0.64
Amount recognized in the statement of profit and loss	1.37	1.29

Movement in the liability recognised in the balance sheet is as under:

Description	**31 March 2020**	**31 March 2019**
Present value of defined benefit obligation as at the start of the year	7.89	8.06
Current service cost	0.77	0.65
Interest cost	0.60	0.64
Actuarial (gain)/loss recognized during the year	0.98	1.05
Benefits paid	-	(2.51)
Liability transferred on account of employee transferred to other companies	-	-
Present value of defined benefit obligation as at the end of the year	**10.24**	**7.89**
current portion of defined benefit obligation	0.16	0.13
Non-current portion of defined benefit obligation	10.08	7.76

Breakup of Actuarial (gain)/loss : Other Comprehensive Income

Description	**31 March 2020**	**31 March 2019**
Actuarial (gain)/loss on arising from change in financial assumption	1.70	0.09
Actuarial (gain)/loss on arising from experience adjustment	(0.72)	0.97

for determination of gratuity liability of the Company, the following principal actuarial assumptions were used:

Description	**31 March 2020**	**31 March 2019**
Financial Assumptions		
Discount rate	6.92%	7.75%
Future salary increase	7.50%	7.50%
Demographic Assumptions		
Retirement age(Years)	60-62	60-62
Mortality rate	100 % of IALM (2012 - 14)	100 % of IALM (2006 - 08)
Withdrawal Rates		
Up to 30 years	3.00%	3.00%
From 31 to 44 years	2.00%	2.00%
Above 44 years	1.00%	1.00%

These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.

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DLF UTILITIES LTD

DLF Utilities Limited
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Maturity Profile of Defined Benefit Obligation - Gratuity

S.no	Period	31 March 2020	31 March 2019
i)	Within the next 12 months (next annual reporting period)	0.16	0.13
ii)	Between 1 and 5 years	8.04	2.04
iii)	Between 5 and 10 years	2.04	5.72

Sensitivity analysis for gratuity liability

Description		31 March 2020	31 March 2019
Impact of the change in discount rate			
	Present value of obligation at the end of the year	10.24	7.89
a)	Impact due to increase of 0.50 %	(0.38)	(0.32)
b)	Impact due to decrease of 0.50 %	0.40	0.33
Impact of the change in salary increase			
	Present value of obligation at the end of the year	10.24	7.89
a)	Impact due to increase of 0.50 %	0.39	0.33
b)	Impact due to decrease of 0.50 %	(0.38)	(0.32)

36. The cost of maintenance services

The cost of maintenance services as disclosed in note 25 includes expenditure of following nature:

S. No.	Particulars	March 31, 2020	March 31, 2019
1	Power and fuel	3,159.89	3,016.66
2	Repair and maintenance	401.24	338.64
3	Service and maintenance	4,075.25	4,203.13
	Total	**7,636.38**	**7,558.43**

37. Contingent liabilities

	Particulars	31 March 2020	31 March 2019
I	Tax demands in excess of provisions (pending in appeals):		
	Income-tax*	4,759.81	4,988.32
	Service tax **	9,874.63	7,412.17
	Value added tax**	714.92	624.37
II	Others [Demand for Cross Surcharge Subsidy from Dakshin Haryana Bijli Vitran Nigam (DHBVN)][refer note – 37 (A)(i)]	3,328.00	3,328.00
III	Contingent liabilities, not acknowledged as debt, include:		
	Guarantees issued by the Company on behalf of holding company/fellow subsidiary companies@	4,00,231.76	2,76,065.89
	Security given by Company on behalf of holding company/fellow subsidiary companies#	1,64,673.07	2,40,253.04

* There are various dispute pending with Income Tax Authority, department has raised demands on account of various disallowances pertaining to different assessment years. The Company is contesting these demands, which are pending at various appellate levels.
Based on the advice from independent tax experts and the development on the appeals, the management is confident that additional tax so demanded will not be sustained on completion of the appellate proceedings and accordingly, pending the decision by the appellate authorities, no provision has been made in these financial statements.

** There are various disputes pending with service tax, sales tax, VAT etc. The company is contesting these demands raised by authorities and are pending at various appellate authorities.
Based on the grounds of the appeals and advice of the independent legal counsels, the management believes that there is a reasonably strong likelihood of succeeding before the various authorities. Pending the final decisions on the above matter, no provision has been made in these financial statements.

@
(i) Corporate guarantee provided for loan taken by DLF Limited, holding Company and DLF Home Developers Limited, a fellow subsidiary Company from various banks and Financial institutions, facilities aggregating to ₹ 3,86,479.76 lakhs (previous year ₹ 1,97,835.72 lakhs) is for DLF Limited and ₹ 13,752.00 lakhs (previous year ₹ 78,230.17 lakhs) is for DLF Home Developers Limited.

#
(i) Security provided in favour of Housing Development Finance Corporation Limited, by way of mortgage of its properties located at Gurugram in respect of the Term Loan facilities aggregating to ₹ 1,64,673.07 lakhs (previous year ₹ 2,38,017.27 lakhs) availed by DLF Home Developers Limited, a fellow subsidiary company.

(ii) The Company has also provided the security in favour of Standard Chartered Bank by way of mortgage of its immovable properties located at Gurugram and charge on receivables of its project on the said properties in respect of the Term Loan facility of ₹ NiL (previous year ₹ 2,235.77 lakhs) availed by DLF Limited, holding company.

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(A) Certain other matters pending in litigation with Courts/Appellate authorities

(i) The Electricity Distribution Licensee of Gurugram i.e. Dakshin Haryana Bijli Vitran Nigam ("DHBVN") had approached Haryana Electricity Regulatory Commission ("HERC") claiming the Cross Subsidy Surcharge on electricity being supplied by the Company to DLF Buildings and also questioned the legality of such electricity supply. HERC had in its order dated 11 August 2011 held that the Company was liable to pay Cross Subsidy Surcharge and also that the supply of electricity was legal and there was no need for obtaining any licenses. Aggrieved by the said order, the Company filed an appeal with the Appellate Tribunal of Electricity ("APTEL") against the levy of Cross Subsidy Surcharge. The APTEL without any prayer from Appellant or Respondent included the question on legality of supply of power to buildings. The APTEL held that the supply of electricity for commercial establishments by the Building owning companies from the main receiving panel was not in accordance with law and must be discontinued. In order to safeguard the interest of individuals and consumers, APTEL had directed the HERC to regularize the supply. The APTEL also held that the Company was liable to pay the cross subsidy surcharge. As per the order of APTEL, Company received a demand of ₹ 3,328.00 lakh for Cross Surcharge Subsidy from DHBVN. The Company has filed an appeal with the Hon'ble Supreme Court of India challenging the APTEL's order. The Hon'ble Supreme Court has admitted the appeal and stayed the execution of APTEL' order. The Company has paid an amount of ₹ 284.36 lakh to DHBVN under protest (31 March 2019: ₹ 284.36 lakh). Based on the advice of the independent legal counsel, the management believes that there is a reasonably strong likelihood of succeeding before the Hon'ble Supreme Court and therefore no adjustment has been considered in this regard.

(ii) Interest and claims by customers/suppliers may be payable as and when the outcome of the related matters are finally determined and hence not been included above. Management based on legal advice and historical trends, believes that no material liability will devolve on the Company in respect of these matters.

38. Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") is as under:

Particulars	31 March 2020	31 March 2019
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting	Nil	Nil
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006;	Nil	Nil
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible	Nil	Nil

The above disclosure has been determined to the extent such parties have been identified on the basis of information available with the Company.

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DLF UTILITIES LTD

39. Segment information

The Company is engaged primarily in the business of facility management services and real estate development segment which are established on the basis of those components of the company that are evaluated regularly by the management (the 'Chief Operating Decision Maker' as defined in Ind AS 108 - 'Operating Segments'), in deciding how to allocate resources and in assessing performance. These have been identified taking into account nature of products and services, the differing risks and returns and the internal business reporting systems. The Company is operating in India which is considered as a single geographical segment.

Pursuant to above the Company has disclosed following entity wide disclosures:
(i) information of geographical areas - the Company is operating in India which is considered as a single geographical segment.
(ii) information about major customers - there is only one customer only namely DLF Limited whose revenue amounting to Rs. 415.68 lakhs which is more than 4% of the total revenue of the Company.
(iii) information about the services - the Company is primarily engaged in the business of facility management services and real estate development and which are two reportable segments as per Ind AS 108.

	Facility management services		Real estate development (refer note 42)		Unallocated		Total	
	2019-20	2018-19	2019-20	2018-19	2019-20	2018-19	2019-20	2018-19
Revenue								
Revenue from operations	8,385.52	9,126.99	25,164.66	9,420.34	1.26	-	33,551.44	18,547.33
Other income	233.25	223.79	9,470.66	2,461.90	214.84	238.92	9,918.75	2,924.61
Total income	**8,618.77**	**9,350.78**	**34,635.32**	**11,882.24**	**216.10**	**238.92**	**43,470.19**	**21,471.94**
Expenses								
Cost of land, plots, development right, constructed properties and services	7,636.38	7558.43	14,208.73	7982.04	-	-	21,845.11	15,540.47
Employee benefits expense	49.26	46.71	-	-	-	-	49.26	46.71
Finance cost	903.34	1076.90	22,008.00	17419.20	34.72	40.99	22,946.06	18,537.09
Depreciation and amortisation expense	22.11	25.34	-	-	-	-	22.11	25.34
Other expenses	749.46	455.23	1,915.47	1,165.53	179.75	77.67	2,844.68	1,698.43
	9,360.55	**9,162.61**	**38,132.20**	**26,566.77**	**214.47**	**118.66**	**47,707.22**	**35,848.04**
Profit/(Loss) before tax	**(741.78)**	**188.17**	**(3,496.88)**	**(14,684.53)**	**1.63**	**120.26**	**(4,237.03)**	**(14,376.10)**
Other information								
Segment Assets	8,714.07	7,696.47	3,39,454.73	2,80,290.54	5,020.04	10,046.64	3,53,188.84	2,98,033.65
Segment Liabilities	24,008.61	26,567.66	3,80,626.12	3,11,601.03	825.67	984.58	4,05,460.40	3,39,153.27

40. The Company has entered into business development agreements with certain of its group entities for acquisition of sole irrevocable development rights in identified land which are acquired/or in the final stages of being acquired by these entities.

In terms of accounting policy stated in Note 3(g) the amount paid to these entities pursuant to the above agreements for acquiring development rights, are classified under inventory as development rights.

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DLF Utilities Ltd.

41 Related party information

a) Ultimate Holding Company
Rajdhani Investment and Agencies Pvt. Ltd - Ultimate Holding Company

b) Holding Company
DLF Limited - Holding Company

c) Subsidiaries
Ariadne Builders & Developers Private Limited

d) List of Fellow subsidiaries/Joint ventures with whom transactions have taken place during the year:
i) Fellow subsidiary companies at any time during the year

DLF Info city Hyderabad Limited
DLF Commercial Developers Limited
DLF Home Developers Limited
DLF Info City Chennai Limited (till 18-Nov-2019)
DLF Estate Developers Limited
DLF Commercial Developers Limited (formerly DLF South Point Limited)
DLF Universal Limited
DLF Homes Services Private Limited
Galleria Property Management Services Private Limited
Niobe Builders & Developers Private Limited
Abhigyan Builders and Developers Private Limited
Webcity Builders and Developers Private Limited
Nudhar Builders & Developers Private Limited
Royalton Builders & Developers Private Limited
Adeline Builders & Developers Private Limited
Armand Builders & Constructions Private Limited
Hansel Builders & Developers Private Limited
Lear Builders & Developers Private Limited
Melosa Builders & Developers Private Limited
Pyrite Builders & Constructions Private Limited
Qabil Builders & Constructions Private Limited
Rachelle Builders & Constructions Private Limited
Rochelle Builders & Constructions Private Limited
Paliwal Developers Limited
DLF Builders & Developers Private Limited (formerly SC Hospitalty Private Limited w.e.f July 27, 2017)
Angelina Real Estates Private Limited
Mariabella Builders & developers Private Limited
Aaralyn Builders & Developers Private Limited (w.e.f. February 06, 2020)
Abheek Real Estate Private Limited (w.e.f. February 06, 2020)
Abjayoni Estates Developers Private Limited (w.e.f. February 06, 2020)
Adsila Builders & Developers Private Limited (w.e.f. February 06, 2020)
Afaaf Builders & Developers Private Limited (w.e.f. February 06, 2020)
Akina Builders & Developers Private Limited (w.e.f. February 06, 2020)
Alana Builders & Developers Private Limited (w.e.f. February 06, 2020)
Alfonso Builders & Developers Private Limited (w.e.f. February 06, 2020)
Anuroop Builders & Developers Private Limited (w.e.f. February 06, 2020)
Arlie Builders & Developers Private Limited (w.e.f. February 06, 2020)
Arva Builders and Developers Private Limited (w.e.f. February 06, 2020)
Atherol Builders & Developers Private Limited (w.e.f. February 06, 2020)
Bellanca Builders & Developers Private Limited (w.e.f. February 06, 2020)
Blanca Builders & Developers Private Limited (w.e.f. February 06, 2020)
Cadence Builders & Constructions Private Limited (w.e.f. February 06, 2020)
Camden Builders & Developers Private Limited (w.e.f. February 06, 2020)
Chrysilla Builders & Developers Private Limited (w.e.f. February 06, 2020)
Cirila Builders & Constructions Private Limited
Damalis Builders & Developers Private Limited (w.e.f. February 06, 2020)
Demarco Developers & Constructions Private Limited
Dome Builders & Developers Private Limited (w.e.f. February 06, 2020)
Fabrizio Real Estate Private Limited (w.e.f. February 06, 2020)
Garv Realtors Private Limited (w.e.f. February 06, 2020)
Jayanti Real Estate Developers Private Limited (w.e.f. February 06, 2020)
Kambod Real Estates Private Limited (w.e.f. February 06, 2020)
Karena Estates Developers Private Limited (w.e.f. February 06, 2020)
Karida Real Estates Private Limited (w.e.f. February 06, 2020)
Kokolath Builders & Developers Private Limited (w.e.f. February 06, 2020)
Luvkush Builders Private Limited (w.e.f. February 06, 2020)
Milda Buildwell Private Limited
Mohak Real Estate Private Limited (w.e.f. February 06, 2020)
Mufallah Builders & Developers Private Limited
Mujaddid Builders & Developers Private Limited (w.e.f. February 06, 2020)
Naja Builders & Developers Private Limited (w.e.f. February 06, 2020)
Naja Estates Developers Private Limited
Nilima Real Estate Developers Private Limited (w.e.f. February 06, 2020)
Ophira Builders & Developers Private Limited (w.e.f. February 06, 2020)
Pariksha Builders & Developers Private Limited (w.e.f. February 06, 2020)
Peace Buildcon Private Limited (w.e.f. February 06, 2020)
Qabil Builders & Developers Private Limited (w.e.f. February 06, 2020)
Racks Estates Developers Private Limited

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Rajika Estate Developers Private Limited (w.e.f. February 06, 2020)
Rinji Estates Developers Private Limited (w.e.f. February 06, 2020)
Sagardutt Builders & Developers Private Limited (w.e.f. February 06, 2020)
Seamless Constructions Private Limited
Skyrise Home Developers Private Limited (w.e.f. February 06, 2020)
Talvi Builders & Developers Private Limited (w.e.f. February 06, 2020)
Unicorn Real Estate Developers Private Limited (w.e.f. February 06, 2020)
Vamil Builders & Developers Private Limited (w.e.f. February 06, 2020)
Zanobi Builders & Constructions Private Limited (w.e.f. February 06, 2020)

ii) Joint Venture (JV)
DCCDL GROUP (JV)
Comprising of investment in DLF Cyber City Developers Limited alongwith its following subsidiaries
DLF Info City Developers (Chandigarh) Limited
DLF Assets Private Limited
DLF Power & Services Private Limited
DLF Info City Chennai Limited (w.e.f. 19-Nov-2019)

e) Key managerial personnel

Name of key managerial personnel	Designation
Mr. Atul Aggarwal	Company Secretary
Mr Shiv Kumar	CFO (w.e.f. May 20, 2019)
Mr. Amit Kumar Gupta	CFO (upto May 20, 2019)
Ms. Neelu Goel	Manager

f) Relative of key managerial personnel under holding company

Mr Dhiraj Sarna

g) Enterprise under the control of Key Management Personnel of the holding company or their relatives at any time during the year
DLF Commercial Enterprises
Elephanta Estates Private Limited
Prem Traders LLP
Raisina Agencies LLP
Sarna Export International
Jhandewalan Ancillaries LLP

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DLF Utilities Limited
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h) **The following transactions were carried out with related parties in the ordinary course of business**

Holding Company: Transactions during the year

Description	Name of company	31 March 2020	31 March 2019
Interest on unsecured loan	DLF Limited	13,929.21	8,933.19
Unsecured loan received	DLF Limited	1,82,417.00	70,863.00
Unsecured loan repaid	DLF Limited	5,626.00	33,933.76
Sale of Land & Plots	DLF Limited	415.68	709.02
Guarantee given during the year, net	DLF Limited	1,88,644.04	19,118.17

Balance at the year end

Description	Name of company	31 March 2020	31 March 2019
Contract Liabilities	DLF Limited	18,986.53	19,402.20
Interest accrued but not due payable	DLF Limited	7,938.92	2,202.63
Payables towards Guarantee	DLF Limited	2.09	8.09
Share capital	DLF Limited	10,707.46	10,707.46
Trade Payables	DLF Limited	7.59	1,556.26
Trade Receivables	DLF Limited	8.11	8.11
Unsecured loan outstanding	DLF Limited	2,80,899.24	1,04,108.24
Guarantee given outstanding	DLF Limited	3,86,479.76	1,97,835.72
Advance for Land	DLF Limited	117.53	117.53

Fellow subsidiaries: Transactions during the year

Description	Name of company	31 March 2020	31 March 2019
Interest on unsecured loan	DLF Info city Hyderabad Limited	224.26	-
	DLF Commercial Developers Limited	37.75	41.63
	DLF Home Developers Limited	329.45	-
	DLF Info City Chennai Limited upto 18-Nov-2019	1,742.19	511.18
Interest on loan given to related parties	Abhigyan Builders and Developers Private Limited	3.00	2.36
	Webcity Builders and Developers Private Limited	1.02	1.16
	Niobe Builders & Developers Private Limited	83.53	114.61
	Nudhar Builders & Developers Private Limited	0.75	8.72
	Royalton Builders & Developers Private Limited	0.75	12.72
	Adeline Builders & Developers Private Limited	31.13	6.41
	Armand Builders & Constructions Private Limited	92.46	18.96
	Hansel Builders & Developers Private Limited	33.26	6.84
	Lear Builders & Developers Private Limited	100.40	20.56
	Melosa Builders & Developers Private Limited	20.59	4.23
	Pyrite Builders & Constructions Private Limited	154.57	31.76
	Qabil Builders & Constructions Private Limited	40.28	8.29
	Rachelle Builders & Constructions Private Limited	64.50	13.28
	Rochelle Builders & Constructions Private Limited	45.23	9.31
	Mariabella Builders & developers Private Limited	2.31	-
	Angelina Real Estates Private Limited	1.47	-
	Ariadne Builders & Developers Private Limited	0.02	-
	DLF Homes Services Private Limited	35.51	-
	Aaralyn Builders & Developers Private Limited	2.87	-
	Abheek Real Estate Private Limited	10.20	-
	Abjayoni Estates Developers Private Limited	19.67	-
	Adsila Builders & Developers Private Limited	6.65	-
	Afaaf Builders & Developers Private Limited	35.54	-
	Akina Builders & Developers Private Limited	53.66	-
	Alana Builders & Developers Private Limited	10.71	-
	Alfonso Builders & Developers Private Limited	31.61	-
	Arlie Builders & Developers Private Limited	98.51	-
	Atherol Builders & Developers Private Limited	23.00	-
	Bellanca Builders & Developers Private Limited	82.17	-
	Blanca Builders & Developers Private Limited	15.27	-
	Cadence Builders & Constructions Private Limited	64.73	-
	Camden Builders & Developers Private Limited	1.07	-
	Chrysilla Builders & Developers Private Limited	10.83	-
	Damalis Builders & Developers Private Limited	8.76	-
	Dome Builders & Developers Private Limited	6.41	-
	Fabrizio Real Estate Private Limited	2.65	-
	Garv Realtors Private Limited	1.13	-
	Jayanti Real Estate Developers Private Limited	4.62	-
	Kambod Real Estates Private Limited	1.52	-
	Karena Estates Developers Private Limited	0.28	-
	Karida Real Estates Private Limited	145.10	-
	Kokolath Builders & Developers Private Limited	44.97	-
	Luvkush Builders Private Limited	39.50	-
	Mohak Real Estate Private Limited	23.52	-
	Mujaddid Builders & Developers Private Limited	3.49	-
	Ophira Builders & Developers Private Limited	10.80	-

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Description	Name of company	31 March 2020	31 March 2019
Interest on loan given to related parties	Pariksha Builders & Developers Private Limited	116 88	-
	Qabil Builders & Developers Private Limited	27 44	-
	Rajika Estate Developers Private Limited	4 82	-
	Rinji Estates Developers Private Limited	3 64	-
	Sagardutt Builders & Developers Private Limited	19 31	-
	Skyrise Home Developers Private Limited	2 25	-
	Talvi Builders & Developers Private Limited	42 13	-
	Unicorn Real Estate Developers Private Limited	61 75	-
	Vamil Builders & Developers Private Limited	30 59	-
	Zanobi Builders & Constructions Private Limited	5 18	-
Maintenance and facility management	DLF Estate Developers Limited	99 05	110 65
Rent received	DLF Home Developers Limited	35 00	48 02

Fellow subsidiaries: Transactions during the year

Description	Name of company	31 March 2020	31 March 2019
Services rendered	DLF Home Developers Limited	355 37	520.06
	DLF Universal Limited	61 79	64.04
	Galleria Property Management Services Private Limited	109 97	167 05
	Paliwal Developers Limited	134.65	155.40
Unsecured loan received	DLF Info City Chennai Limited upto 18-Nov-2019	-	39,066.00
	DLF Home Developers Limited	14,537.50	-
	DLF Info city Hyderabad Limited	6,000 00	-
Unsecured loan repaid	DLF Home Developers Limited	13,641.00	-
	DLF Commercial Developers Limited	362 00	-
	DLF Info City Chennai Limited upto 18-Nov-2019	20,524 00	1,876.00
Loan given to related parties	Abhigyan Builders and Developers Private Limited	-	40 00
	Webcity Builders and Developers Private Limited	-	20 00
	Niobe Builders & Developers Private Limited	50.00	1,488 00
	Nudhar Builders & Developers Private Limited	-	1,148.00
	Royalton Builders & Developers Private Limited	-	1,725 00
	Adeline Builders & Developers Private Limited	-	415.00
	Armand Builders & Constructions Private Limited	10 50	1,228 00
	Hansel Builders & Developers Private Limited	2 00	443.00
	Lear Builders & Developers Private Limited	14 00	1,332.00
	Melosa Builders & Developers Private Limited	2 00	274.00
	Pyrite Builders & Constructions Private Limited	11 00	2,057.00
	Qabil Builders & Constructions Private Limited	-	537.00
	Rachelle Builders & Constructions Private Limited	-	860 00
	Rochelle Builders & Constructions Private Limited	-	603 00
	Mariabella Builders & developers Private Limited	60 00	-
	Angelina Real Estates Private Limited	50 00	-
	Ariadne Builders & Developers Private Limited	4.00	-
	DLF Homes Services Private Limited	800 00	-

Description	Name of company	31 March 2020	31 March 2019
Loan refunded back by related parties	Nudhar Builders & Developers Private Limited	-	1,138.00
	Niobe Builders & Developers Private Limited	-	400.00
	Royalton Builders & Developers Private Limited	-	1,715.00
	Webcity Builders and Developers Private Limited	20.00	-
	Angelina Real Estates Private Limited	25.00	-
	Damalis Builders & Developers Private Limited	940.00	-
	Karida Real Estates Private Limited	90.00	-
	Kambod Real Estates Private Limited	951.00	-
	Unicorn Real Estate Developers Private Limited	295 00	-
	Cadence Builders & Constructions Private Limited	620 00	-
	Talvi Builders & Developers Private Limited	368.00	-
	Aaralyn Builders & Developers Private Limited	2.00	-
	Vamil Builders & Developers Private Limited	400 00	-
Advances refunded back	Angelina Real Estates Private Limited	-	237 42
Guarantee given during the year, net	DLF Home Developers Limited	(64,478 17)	(26,778 72)

Balance at the year end

Description	Name of company	31 March 2020	31 March 2019
Interest accrued but not due payable	DLF Commercial Developers Limited	-	37.47
	DLF Home Developers Limited	296.51	-
	DLF Info City Chennai Limited (upto 18-Nov-2019)	-	460.06
	DLF Info city Hyderabad Limited	201 84	-
Interest on loan recoverable	Abhigyan Builders and Developers Private Limited	2 70	2.12
	Webcity Builders and Developers Private Limited	-	1 04
	Niobe Builders & Developers Private Limited	178.32	103 15
	Nudhar Builders & Developers Private Limited	8.53	7 85
	Royalton Builders & Developers Private Limited	12.13	11 45
	Adeline Builders & Developers Private Limited	33.78	5 77
	Armand Builders & Constructions Private Limited	100.27	17 06
	Hansel Builders & Developers Private Limited	36 09	6.16
	Lear Builders & Developers Private Limited	108 87	18.51
	Melosa Builders & Developers Private Limited	22 33	3 81
	Pyrite Builders & Constructions Private Limited	167 69	28.58

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Description	Name of company	31 March 2020	31 March 2019
Interest on loan recoverable	Qabil Builders & Constructions Private Limited	43.71	7.46
	Rachelle Builders & Constructions Private Limited	70.00	11.95
	Rochelle Builders & Constructions Private Limited	49.08	8.38
	Mariabella Builders & developers Private Limited	2.08	-
	Angelina Real Estates Private Limited	1.32	-
	Ariadne Builders & Developers Private Limited	0.02	-
	DLF Homes Services Private Limited	31.96	-
	Aaralyn Builders & Developers Private Limited	5.20	-
	Abheek Real Estate Private Limited	92.00	-
	Abjayoni Estates Developers Private Limited	204.44	-
	Adsila Builders & Developers Private Limited	55.49	-
	Afaaf Builders & Developers Private Limited	65.61	-
	Akina Builders & Developers Private Limited	180.37	-
	Alana Builders & Developers Private Limited	53.19	-
	Alfonso Builders & Developers Private Limited	385.95	-
	Arlie Builders & Developers Private Limited	299.64	-
	Atherol Builders & Developers Private Limited	212.38	-
	Bellanca Builders & Developers Private Limited	276.89	-
	Blanca Builders & Developers Private Limited	58.18	-
	Cadence Builders & Constructions Private Limited	123.03	-
	Camden Builders & Developers Private Limited	14.36	-
	Chrysilla Builders & Developers Private Limited	43.58	-
	Damalis Builders & Developers Private Limited	25.23	-
	Dome Builders & Developers Private Limited	12.51	-
	Fabrizio Real Estate Private Limited	23.92	-
	Garv Realtors Private Limited	15.31	-
	Jayanti Real Estate Developers Private Limited	62.19	-
	Kambod Real Estates Private Limited	12.43	-
	Karena Estates Developers Private Limited	3.72	-
	Karida Real Estates Private Limited	262.56	-
	Kokolath Builders & Developers Private Limited	193.92	-
	Luvkush Builders Private Limited	129.36	-
	Mohak Real Estate Private Limited	105.52	-
	Mujaddid Builders & Developers Private Limited	46.85	-
	Ophira Builders & Developers Private Limited	55.30	-
	Pariksha Builders & Developers Private Limited	619.20	-
	Qabil Builders & Developers Private Limited	105.95	-
	Rajika Estate Developers Private Limited	52.08	-
	Rinji Estates Developers Private Limited	31.74	-
	Sagardutt Builders & Developers Private Limited	91.89	-
	Skyrise Home Developers Private Limited	4.16	-
	Talvi Builders & Developers Private Limited	79.72	-
	Unicorn Real Estate Developers Private Limited	114.36	-
	Vamil Builders & Developers Private Limited	59.23	-
	Zanobi Builders & Constructions Private Limited	46.82	-

Balance at the year end

Description	Name of company	31 March 2020	31 March 2019
Trade Payable	DLF Home Developers Limited	163.31	163.27
	DLF Estate Developers Limited	207.06	3.05
	Paliwal Developers Limited	1.55	1.55
	Galleria Property Management Services Private Limited	3.43	3.43
	DLF Builders & Developers Private Limited (formerly SC Hospitalty Private Limited w.e.f July 27, 2017)	7.99	-
Trade Receivable	DLF Home Developers Limited	270.52	240.38
	DLF Universal Limited	18.11	0.97
	Galleria Property Management Services Private Limited	109.12	128.16
	Paliwal Developers Limited	161.99	43.75
Contract Assets(Unbilled receivables)	Paliwal Developers Limited	-	5.61
Unsecured loan outstanding	DLF Commercial Developers Limited	-	362.00
	DLF Info City Chennai Limited (upto 18-Nov-2019)	-	37,190.00
	DLF Home Developers Limited	896.50	-
	DLF Info city Hyderabad Limited	6,000.00	-

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Description	Name of company	31 March 2020	31 March 2019
Loan & advances outstanding	Abhigyan Builders and Developers Private Limited	40.00	40.00
	Webcity Builders and Developers Private Limited	-	20.00
	Niobe Builders & Developers Private Limited	1,138.00	1,088.00
	Nudhar Builders & Developers Private Limited	10.00	10.00
	Royalton Builders & Developers Private Limited	10.00	10.00
	Adeline Builders & Developers Private Limited	415.00	415.00
	Armand Builders & Constructions Private Limited	1,238.50	1,228.00
	Hansel Builders & Developers Private Limited	445.00	443.00
	Lear Builders & Developers Private Limited	1,346.00	1,332.00
	Melosa Builders & Developers Private Limited	276.00	274.00
	Pyrite Builders & Constructions Private Limited	2,068.00	2,057.00
	Qabil Builders & Constructions Private Limited	537.00	537.00
	Rachelle Builders & Constructions Private Limited	860.00	860.00
	Rochelle Builders & Constructions Private Limited	603.00	603.00
	Mariabella Builders & developers Private Limited	60.00	-
	Angelina Real Estates Private Limited	25.00	-
	Ariadne Builders & Developers Private Limited	4.00	-
	DLF Homes Services Private Limited	800.00	-
	Aaralyn Builders & Developers Private Limited	255.00	-
	Abheek Real Estate Private Limited	905.00	-
	Abjayoni Estates Developers Private Limited	1,745.00	-
	Adsila Builders & Developers Private Limited	590.00	-
	Afaaf Builders & Developers Private Limited	3,153.00	-
	Akina Builders & Developers Private Limited	4,761.00	-
	Alana Builders & Developers Private Limited	950.00	-
	Alfonso Builders & Developers Private Limited	2,805.00	-
	Arlie Builders & Developers Private Limited	8,740.70	-
	Atherol Builders & Developers Private Limited	2,041.00	-
	Bellanca Builders & Developers Private Limited	7,291.00	-
	Blanca Builders & Developers Private Limited	1,355.00	-
	Cadence Builders & Constructions Private Limited	5,743.00	-
	Camden Builders & Developers Private Limited	95.00	-
	Chrysilla Builders & Developers Private Limited	961.00	-
	Damalis Builders & Developers Private Limited	777.00	-
	Dome Builders & Developers Private Limited	569.00	-
	Fabrizio Real Estate Private Limited	235.00	-
	Garv Realtors Private Limited	100.00	-
	Jayanti Real Estate Developers Private Limited	410.00	-
	Kambod Real Estates Private Limited	135.00	-
	Karena Estates Developers Private Limited	25.00	-
	Karida Real Estates Private Limited	12,874.00	-
	Kokolath Builders & Developers Private Limited	3,990.00	-
	Luvkush Builders Private Limited	3,505.00	-
	Mohak Real Estate Private Limited	2,087.00	-
	Mujaddid Builders & Developers Private Limited	310.00	-
	Ophira Builders & Developers Private Limited	958.10	-
	Pariksha Builders & Developers Private Limited	10,370.00	-
	Qabil Builders & Developers Private Limited	2,435.00	-
	Rajika Estate Developers Private Limited	428.00	-
	Rinji Estates Developers Private Limited	323.00	-
	Sagardutt Builders & Developers Private Limited	1,713.00	-
	Skyrise Home Developers Private Limited	200.00	-
	Talvi Builders & Developers Private Limited	3,738.00	-
	Unicorn Real Estate Developers Private Limited	5,479.00	-
	Vamil Builders & Developers Private Limited	2,714.20	-
	Zanobi Builders & Constructions Private Limited	460.00	-

Description	Name of company	31 March 2020	31 March 2019
Other current liabilities	DLF Home Developers Limited	-	35.96
	Galleria Property Management Services Private Limited	-	19.45
	DLF Universal Limited	-	4.65
Guarantee given outstanding	DLF Home Developers Limited	13,752.00	78,230.17
Other advances/ recoverables	DLF Builders & Developers Private Limited (formerly SC Hospitalty Private Limited w.e.f July 27, 2017)	-	1,903.38
Investment	Ariadne Builders & Developers Private Limited	1.00	1.00
	DLF Commercial Developers Limited (formerly DLF South Point Limited)	20.00	92.26
Inventory (development right)	Cadence Builders & Constructions Private Limited	6,693.00	-
	Milda Buildwell Private Limited	6,408.00	-
	Naja Estates Developers Private Limited	5,058.00	-
	Alana Builders & Developers Private Limited	4,594.00	-
	Cirila Builders & Constructions Private Limited	3,401.00	-
	Seamless Constructions Private Limited	3,300.00	-
	Raeks Estates Developers Private Limited	3,227.00	-
	Mufallah Builders & Developers Private Limited	2,927.80	-
	Demarco Developers & Constructions Private Limited	2,707.00	-
	Atherol Builders & Developers Private Limited	720.00	-
	Camden Builders & Developers Private Limited	382.00	-

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(All amounts in ₹ lakh, unless otherwise stated)

Joint ventures: Transactions during the year

Description	Name of company	31 March 2020	31 March 2019
Interest on unsecured loan	DLF Assets Private Limited	4,608.29	7,074.44
	DLF Info City Developers (Chandigarh) Limited	394.32	604.13
	DLF Info City Chennai Limited onwards 19-Nov-2019	556.82	-
Unsecured loan repaid	DLF Assets Private Limited	57,194.00	-
	DLF Info City Developers (Chandigarh) Limited	4,875.55	-
	DLF Info City Chennai Limited onwards 19-Nov-2019	2,114.00	-

Balance at the year end

Description	Name of company	31 March 2020	31 March 2019
Interest accrued but not due payable	DLF Assets Private Limited	-	10,350.40
	DLF Info City Developers (Chandigarh) Limited	-	901.38
	DLF Info City Chennai Limited onwards 19-Nov-2019	1,172.17	-
Unsecured loan outstanding	DLF Assets Private Limited	-	57,194.00
	DLF Info City Developers (Chandigarh) Limited	-	4,875.55
	DLF Info City Chennai Limited onwards 19-Nov-2019	14,552.00	-
Other advances/ recoverables	DLF Power & Services Private Limited	54.97	44.26

Relative of KMP and Entities under the control of KMP and relaives of KMP :Transactions during the year

		Relative of KMP		Entities under the control of KMP	
Description	**Name of company**	**31 March 2020**	**31 March 2019**	**31 March 2020**	**31 March 2019**
Services rendered	Dhiraj Sarna	29.35	29.78	-	-
	Jhandewalan Ancillaries LLP	-	-	1.26	1.21
	Sarna Export International	-	-	3.06	3.96
	Elephanta Estates Private Limited	-	-	0.86	-
Interest on security	Dhiraj Sarna	4.02	4.79	-	-
	Elephanta Estates Private Limited	-	-	0.36	0.43
	Jhandewalan Ancillaries LLP	-	-	0.24	0.28
	Sarna Export International	-	-	0.32	0.38

Balance at the year end

		Relatives of KMP		Entities under the control of KMP and relatives of KMP	
Description	**Name of company**	**31 March 2020**	**31 March 2019**	**31 March 2020**	**31 March 2019**
Security Deposit Taken Liability	Dhiraj Sarna	70.71	70.71	-	-
	Elephanta Estates Private Limited	-	-	6.29	6.29
	Jhandewalan Ancillaries LLP	-	-	4.14	4.14
	Sarna Export International	-	-	5.70	5.70
Trade Payables	DLF Commercial Enterprises	-	-	4.43	4.43
Other current Financial Liabilities	Dhiraj Sarna	3.62	4.32	-	-
	Elephanta Estates Private Limited	-	-	0.32	0.39
	Jhandewalan Ancillaries LLP	-	-	0.21	0.25
	Sarna Export International	-	-	0.29	0.34
Trade receivables	Dhiraj Sarna	0.74	1.02	-	-
	Sarna Export International	-	-	-	0.44
	Jhandewalan Ancillaries LLP	-	-	0.01	0.01
	Elephanta Estates Private Limited	-	-	0.52	-
Other current liabilities	Sarna Export International	-	-	0.45	0.25
	Dhiraj Sarna	-	2.00	-	-
	Jhandewalan Ancillaries LLP	-	-	-	0.04
Earnest money & part payments under agreement to sell	Jhandewalan Ancillaries LLP	-	-	339.66	339.66
	Prem Traders LLP	-	-	1,604.33	1,604.33
	Raisina Agencies LLP	-	-	1,749.14	1,504.50

Terms and conditions of transactions with related parties:

1. The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and interest free and settlement occurs by cheque/RTGS.

2. The Company has given loan to related parties which are repayable on demand. These loans are provided at interest rates of 7.50% p.a. to subsidiary companies and 11.5% to other than subsidiary companies as per agreement . The loans have been utilized by the related parties for business purposes.

3. The Company has taken loans from related parties which are repayable on demand. These loans carry interest @7.50% p.a. to 11.50% p.a. The loans have been utilized for meeting the working capital requirements.

4. The Company has given corporate guarantee to the bank in respect of loan taken by the subsidiaries/ associates companies and joint ventures from that bank and financial institutions.

5. The Company provides business and financial support to certain subsidiaries/ associates companies, which are in losses and is dependent on parent Company for meeting out their cash requirements.

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DLF UTILITIES LTD.

42. Discontinuing Operations

During the previous year i.e. on 29 October 2018, the Company has filed a Demerger scheme with Hon'ble National Company Law Tribunal, Chandigarh to demerge real estate division. The said scheme is not approved yet by Hon'ble National Company Law Tribunal, Chandigarh.

Based the said intention of the management, real estate segment was classified as disposal group held for distribution to the holding Company. The said scheme of demerger will be effective once the order received from Hon'ble National Company Law Tribunal, Chandigarh.

The results of Real estate segment for the year are presented below:

	31 March 2020	31 March 2019
Revenue	34,635.32	11,882.24
Expense	(16,124.20)	(9,147.57)
Finance cost	(22,008.00)	(17,419.20)
Profit/(loss) before tax from a discontinued operation	**(3,496.88)**	**(14,684.53)**
Tax (expenses)/income	-	-
Profit/(loss) for the year from a discontinued operation	**(3,496.88)**	**(14,684.53)**

The major classes of assets and liabilities of Real estate segment classified as held for sale as at 31 March 2020 & 31 March 2019 are, as follows:

	31 March 2020	31 March 2019
ASSETS		
Investment property	649.14	649.14
Investments	21.00	93.26
Financial assets		
Loans	1,40,510.22	63012.79
Trade receivables	517.79	659.23
Cash and cash equivalents	604.38	631.82
Other financial assets	-	408.17
Deferred tax assets (net)	-	6,364.02
Non-Current tax assets (net)	1,191.76	253.00
Inventories	1,94,251.74	2,04,600.63
Other Assets (Non-Current and Current)	1,708.70	3,618.48
Assets classified as held for sale	**3,39,454.73**	**2,80,290.54**
LIABILITIES		
Financial liabilities		
Borrowings	(3,02,347.74)	(2,03,729.79)
Other financial liabilities	(10,933.16)	(15,239.15)
Trade payables	(3,089.20)	(4,885.42)
Other current liabilities	(64,256.02)	(87,746.67)
Liabilities directly associated with assets classified as held for distribution	**(3,80,626.12)**	**(3,11,601.03)**
Net assets directly associated with disposal group	**(41,171.39)**	**(31,310.49)**

The net cash flows incurred by Real estate division are, as follows:	**31 March 2020**	**31 March 2019**
Operating	(3,788.62)	(8,974.04)
Investing	(67,491.90)	(55,958.37)
Financing	71,084.71	65,120.75
Net cash (outflow) / inflow	**(195.81)**	**188.34**

Earnings per share:	**31 March 2020**	**31 March 2019**
Basic, profit/(loss) for the year from discontinued operation	(9.21)	(13.71)
Diluted, profit/(loss) for the year from discontinued operation	(9.21)	(13.71)

Borrowings comprise a fixed rate related party loan of INR 3,02,347.74 having interest rate 7.5% to 11.5% (31 March 2019 INR 2,03,729.79 lakhs having interest rate of 10% and 11.5% .

43. Company as a lessor

The Company has leased out land parcel under non-cancellable operating leases. These leases have terms of between 3 – 5 years. The contractual future minimum lease related receivables in respect of these leases are:

Particulars	31 March 2020	31 March 2019
Within one year	35.00	17.50
After one year but not more than five years	140.00	-
More than five years	-	-
Total	**175.00**	**17.50**

44. The Company has commitment regarding payments under development agreements with certain parties amounting to ₹ 518.16 lakhs (31 March 2019: ₹ Nil).

S.R. BATLIBOI & CO. LLP ★ GURUGRAM ★

DLF UTILITIES LTD. ★

45. The outbreak of Coronavirus (COVID -19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. COVID-19 is significantly impacting business operation of the companies, by way of interruption in production, supply chain disruption, unavailability of personnel, closure / lock down of production facilities etc. On 24th March 2020, the Government of India ordered a nationwide lockdown for 21 days which further got extended till 17th May 2020 to prevent community spread of COVID-19 in India resulting in significant reduction in economic activities.

Consequently, the Company has assessed the impact of this pandemic on its business operations and has made detailed assessment of its liquidity position for the next one year. The Company has assessed the recoverability and carrying values of its assets comprising property, plant and equipment; intangible assets; trade receivables, inventories and other assets as at the balance sheet date using various internal and external information up to the date of approval of these financial statements. The Company has performed sensitivity analysis on the assumptions used and based on current estimates expects the carrying amount of these assets will be recovered and no material adjustment required in the financial statements. Also, basis the future cash flow projections and availability of working capital limits, the Company is expected to have sufficient cash flows to meet its obligations for next twelve months and does not anticipate that it will not be able to realize its assets and discharge its liabilities in the normal course of business. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements due to uncertainties associated with its nature and duration and is highly dependent on future economic developments.

The situation is changing rapidly giving rise to inherent uncertainty around the extent and timing of the potential future spread of the COVID-19 and its impact on the Company's business operations. The Company will continue to closely monitor any material changes to future economic conditions.

46. The figures for the corresponding previous year have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current year classification.

As per report of even date
For S.R. Batliboi & Co. LLP

Chartered Accountants
ICAI Firm Registration No.: 301003E/E300005

per **Manoj Kumar Gupta**
Partner
Membership No.: 083906
Place : Gurugram
Date : 03 June 2020

S.R. BATLIBOI & CO. LLP GURUGRAM

For and on behalf of the Board of Directors of DLF Utilities Limited

Arun Kumar Bhagat
Director
DIN 00012837

Neelu Goel
Director
DIN 06811167

DLF UTILITIES LTD.

Shiv Kumar
Chief Financial Officer

Atul Aggarwal
Company Secretary